

Case No. BZA 34-79 Bethel Assembly
of God Church requests exception
to permit establishment of a
child day care center on
prop. zoned "AA" and gen. loc.
at the SW corner of Seneca

ACTION

BZA

34-79

COMMITTEE

Approved

DATE

8-28-79

Posted
8-1-79

M.A.P.C. _____

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

200 1/4 Sec.
A-22-80

not posted

Case No. BZA 34-79 Bethel Assembly
of God Church requests exception
to permit establishment of a
child day care center of a
prop. zoned "AA" and gen. loc.
at the SW corner of Seneca &

Map No. 5344 SE
 Sec. 6
 Twp. 23
 Range 1E

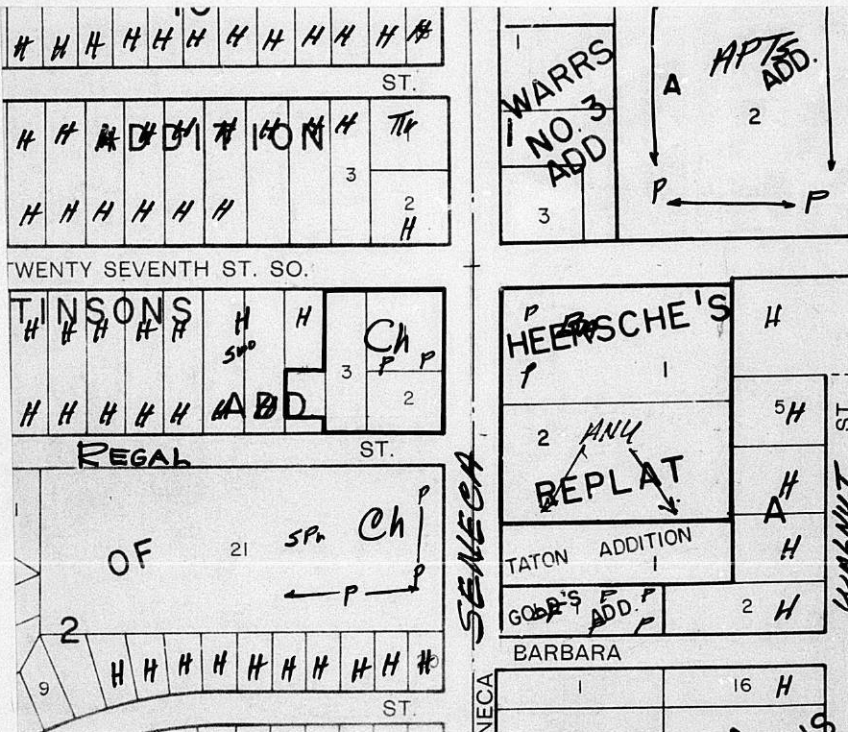
BZA- 34-79
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 1.4 (220 ft. by 250 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East BANK South CHURCH
 West SINGLE FAM 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 _____



RECEIVED

OCT 5 1979

1144 North Gordon,

METROPOLITAN PLANNING Wichita, Kansas 67203

ROUTE 10 Oct. 1, 1979

Jack H. Galbraith, Secretary
Board of Zoning Appeals,
City Hall - Tenth Floor,
455 North Main Street,
Wichita, Kansas 67202

Re: BZA 34-79 Bethel Assembly of God Church

Dear Mr. Galbraith;

This is to acknowledge the return of the pictures which I took of the play areas used by the Bethel Assembly of God Church, for the use of the children at their day care nursery showing danger areas. Thank you for returning them. If they are needed again at a later date, I would be happy to loan them again.

I spent a good deal of time down at the house during the week preceeding Sept. 23 when my daughter and her husband moved into the house. I spent most of Tuesday Sept. 18, stripping woodwork, cleaning and staining ^{the} windows on the east side of the house adjacent to the schoolground/parking lot. If I had observed the things I saw that day, before your hearing, I would not have agreed that "I thought the care the children got was ok, but that the playground was not up to specifications." I am really concerned now at the lack of care. Surely this group has not been checked, and they have had the day care center there at least part of last year.

The two ladies spent most of the play time (didn't time it but it must have been at least 45 minutes of recess) standing on the back steps talking while the children "did their own thing". One group went into the poorly fenced area with no one to watch them, or at least I saw no adult go with them. Three little girls came over to our back yard to play. They were in mid yard still going west when I asked them to go back to their playarea. *Unobserved by teachers.*

The Busy Bee Trash Service came about 11:00 am to dump the industrial bin and had to let down the rope that acts as a fence. Two boys continued to play at the opening unobserved by the teachers and finally one of them decided to ride his tricycle out into the approach area of the drive, (outside the rope.) One of the men told him to get back inside the yard. The other ^{boy} turned and went over to the trash area where one bus was parked and spent 5 minutes or so trying to get into the bus. *Bins and barrels were full & running over again at 4:30 pm.*

The large wheeled "porta sign" that the church uses was parked perpendicular to the church at the north of the back steps, and this prevented the teachers from seeing anything which went on north of it. For at least ten minutes a small group of children, mostly boys, played in and out behind the big air conditioning units at the back of the church, pulling and hitting on different parts of it. One teacher came down off the steps, realizing there were not many children in plain sight, looked over and saw them. She blew her whistle and told them to come away. Without waiting to see if she was obeyed or not, she turned her back and went back to the steps. The children who had started

to leave, turned around and went right back to the units. Teacher didn't even notice.

A school bus was parked parallel to the west side of the parking lot in the playground area and children spent a long time playing on the back side of it, at the edge of our yard, unobserved by the teacher. They chased balls under it and all around it, and as my daughter remarked, "They were everywhere but in it and on top."

After the other classes came to the playground it was hard to tell which children were which, the little ones were all mixed in.

Rev. Turner told me after the BZA meeting that they had a rule that if a ball went out of bounds and into our yard, it was not to be retrieved that day. He seems to be the only one who knows of the rule. Teachers even stood by while as many as three kids, jumped through the shrubs and small cedars and chased balls in our yard. It got worse as the day went on. While I was loading some tools in the trunk of my car, one hard kicked ball just missed me and almost went in the window. Thought the kid was going to knock me down coming after it.

Somewhere there has to be regulations to protect neighboring homes from the type of activity that is going on on that unfenced parking lot/playground. The day care nurseries in our neighborhood are not run in this slipshod manner. They have fenced play areas which are not full of buses, trash barrels, air conditioners, porta signs, etc. I feel more than ever that the conditions set forth in the Day Care Guidelines are being stretched to the fullest.

(27th St South)
The section of fence on the north to the east of the drive has been nailed back in place and a coat of paint put on the two small north fences. I fail to see what a coat of paint has to do with the problems I brought up. It will not hold the fence in place nor keep the children protected.

My daughter complains of teachers parking in front of ~~our~~ house instead of in the assigned parking area as per regulations also.

We would appreciate knowing what the BZA 30-73 Zoning Appeals case in regards to screening fence said. *-You mentioned it in letter to Rev. Turner-but didn't include a copy.*

I have tried to call Rev. Turner as he suggested I do, if I had any questions, but find he is not at the school until 4:30 or 5:00 pm. I have not reached him yet. My son-in-law has ~~been~~ left word for him to call but has had no response yet. My daughter and her husband both go to college and work also, and they are in and out, so perhaps he has tried.

We feel more puzzled than ever that this Day Care Center was allowed to be started in the first place. In talking to several other centers, they were made to correct problems before being licensed.

Hoping to hear from you in regards to the screening fence and fenced play area for children requirements, and the report from Mr. Bob Lancaster.

CC: Leola Lindahl, Health Dept.
Mary L. Kopietz, BZA
Rev. Dennis Turner
Bob Lancaster
Joe Donnelly
CFO Area B. - *Chairperson Sister Imogene Swinell*
Kansas State Dept. of Health and Environment
c/o Leola Lindahl

Yours truly,

Mrs. Donald Martinson
Mrs. Donald Martinson

Mrs. Donald Martinson,
1144 North Gordon,
Wichita, Kansas 67203



Mr. Jack H. Galbraith, Secretary
Board of Zoning Appeals,
City Hall - Tenth Floor
455 North Main Street,
Wichita, Kansas 67202

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health DATE September 12, 1979

TO Jack H. Galbraith, Secretary, Board of Zoning Appeals
FROM Robert L. Lancaster, Food-Institution Services Supervisor
SUBJECT Case No. B-24-34-79
 Bethel Assembly of God Church

In response to your memorandum of August 30, 1979, I visited the Bethel Life School on Wednesday, September 12, 1979. An investigation of the church grounds was made with special reference to those items noted in your memorandum and the attached photographs. I toured the grounds with Dennis Turner.

At the time of my visit, the trash storage area was in acceptable condition. There was no litter on the ground and the containers were covered.

However, some problems did exist with the play area used by the day care program. Several items were noted on a correction sheet left with Mr. Turner. (See Attachment). A re-evaluation will be made on October 15, 1979, to determine if the facility is in compliance with the child care regulations.

If you have any additional comments or questions, please feel free to call.


Robert L. Lancaster, Supervisor
Food-Institution Services

RL/br

Attachment

cc: Leola Lindahl

RECEIVED

SEP 19 1979
METROPOLITAN PLANNING
ROUTE _____

File

September 18, 1979

Mrs. Donald Martinson
1144 North Gordon
Wichita, Kansas 67203

Re: Case No. (BZA 34-79)
Bethel Assembly of God Church
Request for Exception

Dear Mrs. Martinson:

As you requested, please find enclosed the pictures you submitted when the above captioned case was considered by the Board of Zoning Appeals at its regular meeting on August 28, 1979. Also enclosed is a copy of the letter we received from the Health Department regarding this case.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:bbc
Enclosures

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Health Department

DATE September 11, 1979

TO Jack H. Galbraith, Secretary, Board of Zoning Appeals

FROM Leola Lindahl

SUBJECT Case No. BZA 34-79
Bethel Assembly of God Church
Request for Exception

Thank you for the complaint regarding the play ground. I have discussed the complaint with Bob Lancaster who is in charge of the environmental part of licensing child care. Mr. Lancaster will inform you of progress regarding the Center's play ground.

Copies of your letter were forwarded to Kansas State Department of Health and Environment.

Thank you for sharing the pictures with us.

I've enclosed the pictures as you have requested.

Leola Lindahl RL

LL:tw
Enclosures

RECEIVED

SEP 13 1979

METROPOLITAN PLANNING

ROUTE

September 11, 1979

Rev. Dennis D. Turner
902 Lydia
Wichita, Kansas 67213

Re: Case No. BZA 34-79
Request for Exception

Dear Reverend Turner:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on August 28, 1979, in connection with your request for an exception to permit the establishment of a child day care center on property zoned the "AA" Single Family Dwelling District and generally located at the southwest corner of Seneca and 27th Street South (2801 S. Seneca).

This Resolution reflects the official action of the Board to approve this 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:bbc
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk
Leola Lindahl, Health Department

RESOLUTION NO. BZA 34-79

WHEREAS, Bethel Assembly of God Church, 2801 S. Seneca, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a child day care center on property zoned the "AA" Single Family Dwelling District, and legally described as follows:

Lots 1, 2 and 3 and lot 4 except the south 30 feet and except the north 148 feet, Martinson's Tenth Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Seneca and 27th Street South (2801 S. Seneca).

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 August 28, 1979 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 child day 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 establishment of a child day care center on property zoned the "AA" Single Family Dwelling District and legally described as:

Lots 1, 2 and 3 and lot 4 except the south 30 feet and except the north 148 feet, Martinson's Tenth Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Seneca and 27th Street South (2801 S. Seneca)

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. The Kansas State Department of Health and Wichita-Sedgwick County Department of Community Health shall be notified of possible violations in the playground area.
2. The 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. 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.
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.

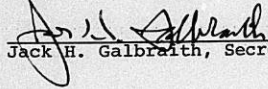
Resolution No. BZA 34-79
Page 2

ADOPTED AT WICHITA, KANSAS, this 28th day of August, 1979.



Mary L. Kopietz, Chairman

ATTEST:



Jack H. Galbraith, Secretary

August 30, 1979

Leola Lindahl, Health Department

Jack H. Galbraith, Secretary, Board of Zoning Appeals

Case No. BZA 34-79 - Bethel Assembly of God Church
Request for Exception

The Board of Zoning Appeals, at its regular meeting of August 28, 1979, considered the above captioned request. Their action was to approve the request subject to the conditions set out in the attached letter.

During the discussion, Mrs. Donald Martinson, the wife of the owner of the home at the northwest corner of the site, pointed out her concerns for the safety of children and particular problems with the maintenance of the church property. She submitted the enclosed photographs that visually indicate the conditions of the fence, exposed nails, missing boards, loose fence posts, open trash containers, accumulation of materials piled against the fence, and unmowed areas around the parking lot. She specifically questioned how the local and state health departments could grant licenses for a day care center operated under these conditions. She read from the health department regulations for operating a day care center and both she and the Board wondered how such license renewal could have occurred with the conditions being as they are.

The Board of Zoning Appeals requested that I advise both local and state agencies as to their concerns so that an investigation could be conducted and whatever action is necessary taken to see that these conditions are corrected.

We would appreciate your sending the extra copy of this memorandum enclosed on to the state. Would you please return the photographs to me in order that I might return them to Mrs. Martinson.

If you have any questions concerning this case, please call.

Jack H. Galbraith
Secretary

JHG:bbc
Enclosures

cc: Judy Reno, Asst. Director of Personal Health Services
Mary L. Kopietz, Chairman, Board of Zoning Appeals
Rev. Dennis D. Turner, 902 Lydia 67213
Mrs. Donald Martinson, 1144 N. Gordon 67203
Bob Lancaster, Environmental Health

August 28, 1979

Rev. Dennis D. Turner
902 Lydia
Wichita, Kansas 67213

Re: Case No. BZA 34-79
Request for Exception

Dear Reverend Turner:

At the regular meeting of the Board of Zoning Appeals on August 28, 1979, your request for an exception to permit the establishment of a child day care center on property zoned the "AA" Single Family Dwelling District and generally located at the southwest corner of Seneca and 27th Street South (2801 S. Seneca) 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. The Kansas State Department of Health and Wichita-Sedgwick County Department of Community Health shall be notified of possible violations in the playground area.
2. The 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. 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.

August 28, 1979
Page 2
BZA 34-79

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.

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.

As per the request of Mrs. Donald Martinson, 1144 North Gordon, staff did research a previous Board of Zoning Appeals case (BZA 30-73) with regard to a screening fence on the north property line. For your information, a copy of the minutes of October 23, 1973 setting out the Secretary's Report, the action of the Board and the governing Resolution is enclosed.

Also enclosed is a copy of the letter which we have sent to the Wichita-Sedgwick County Department of Community Health in regard to the conditions of the fence adjacent to 27th Street South, open trash containers and resultant litter, etc. It would appear to be in the best interest of all parties concerned if appropriate steps are taken to correct these conditions at the earliest possible date, and your cooperation would be greatly appreciated.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

JHG:bbc
Enclosures

cc: Mrs. Donald Martinson, 1144 North Gordon 67203
Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk
Leola Lindahl, Health Department
Bob Lancaster, Environmental Health

34-79

MOTION

Jacobs moved to grant the exception subject to the conditions as set out in the staff report with condition number 1 being amended to include "The Kansas State Department of Health and Sedgwick County Department of Community Health be notified of possible violations in the playground area."

Squires seconded. Unanimous.

9:45 called Leola Lindahl per Jack's instructions. She is out until noon. Will call her back and get the necessary info.

LYNN:

talked with Leola --she states that there have been numerous problems with this center -- overpopulation, for one, in June of this year -- both the health dept. and fire dept. have been there working with these people attempting to get things worked out -- in the meantime, as brought out in the minister's testimony, there was a management change within the church which has further slowed down the workings --- Leola has stated that she appreciated what I told her of the case and definitely did want staff to notify her department whenever a complaint was aired at the BZA...we are also to copy Bob Lancaster of the Environmental Health Dept. as to the state health dept. she told me that a report automatically goes to Pat Garland and this would absolve the MAPD of having to report directly ... she also told me that Lancaster had received a complain on this operation within the last month but did not know the results-- whether he had inspected or not.

Jack has informally read to me a proposed memo to Leola which according to my conversation with her would adequately bring about a discussion with church officials in regard to cleaning up the property ... she further said that we should state in this memo that return of the pictures was desired and she would see that this was done.

SECRETARY'S REPORT
CASE NO. BZA 33-79

APPLICANT: John L. McGuire, Jr., 950 Westlink, Wichita, Kansas

AGENT: Milan Mounts, P.R. #1, Goddard, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard setback from 15 feet to 5 feet.

GENERAL LOCATION: Northwest corner of Nims and Murdock.

ZONING: Subject property is zoned "B" Multiple Family as are those properties to the north, east and west. South is "A" Two Family.

LAND USE: Subject property is occupied by a single family residence as are those properties to the east and west; north is two family; south is City park.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

applicant could confer with the Traffic Engineer and submit parking plans approved by the Traffic Engineering Division.

CUSICK stated that the request was deferred to the meeting of November 27, 1973.

8. Case No. BZA 30-73 - Bethel Assembly of God Church, 2801 South Seneca, Wichita, Kansas, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required front yard setback adjacent to the north line of Lot 3 from 25 feet to 0 feet; the required front yard setback adjacent to the east line of Lot 2 for the north 65 feet of the south 95 feet of said Lot 2 from 25 feet to 0 feet; and the required front yard setback adjacent to the south property line for Lots 2 and 3 from 25 feet to 0 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District and legally described as Lots 1, 2, and 3, except the South 30 feet of Lots 2 and 3, Martinson's Tenth Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Seneca between 27th Street South and Regal St.

GALBRAITH pointed out the area on the map and reviewed the following report of the Secretary:

JURISDICTION

The Board has jurisdiction to consider the variance request under the provisions outlined in section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance).

COMMENTS BY THE SECRETARY

The applicant is requesting a variance to reduce the required front yard setback adjacent to the north line of Lot 3 from 25 feet to 0 feet; the required front yard setback adjacent to the east line of Lot 2 for the north 65 feet of the south 95 feet of said Lot 2 from 25 feet to 0 feet; and the required front yard setback adjacent to the south property line for Lots 2 and 3 from 25 feet to 0 feet for off-street parking purposes only. In order to obtain a building permit for the expansion of the existing church facilities, a parking plan was submitted and approved showing a portion of the 93 required spaces located in the back yard of the residence on the south half of Lot 4. The applicant is of the opinion that the parking arrangement allowed by a variance of the required front yard setbacks would produce a more orderly flow of traffic through the parking lot. The agent for the applicant points out in the statement of justification that the church is in the process of purchasing the south half of Lot 4 and desires to purchase the north half of Lot 4 when it becomes available. (The owner of this property was the applicant's grantor as to Lots 1, 2, and 3, and has written the Board stating she has no objections to the variance request).

It should be pointed out that in 1964, the Board approved a variance for a complete waiver of the required front and side yard setbacks for off-street parking purposes for the property adjacent to the south, which also contains a church (BZA Case No. 51-64).

UNIQUENESS

It is the opinion of the Secretary that this is a somewhat unique situation inasmuch as light commercial zoning exists to the east, and part of the application area is adjacent to property for which a total waiver of the required side and front yard setbacks has been obtained.

ADJACENT PROPERTY

In the opinion of the Secretary the variance would not adversely affect the rights of adjacent property owners or residents since parking in the setbacks is already permitted to the south and east; the church owns or plans to acquire the property to the west; and the residentially zoned property to the north can be adequately protected by appropriate screening.

HARDSHIP:

It is the opinion of the Secretary that if hardship can be found to exist it would be because the applicant would have to hard-surface the rear yard of an existing residence, adjacent to other residences, in order to provide the required amount of parking, and this could have an undesirable effect on the adjacent homes and also result in a less orderly flow of traffic through the parking area.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would not adversely affect the public interest since it could tend to improve traffic circulation within the parking lot and eliminate possible on-street parking.

SPIRIT AND INTENT:

The Secretary is of the opinion that the granting of the variance will not be opposed to the spirit and intent of the Zoning Ordinance inasmuch as it will allow the applicant to comply with the parking requirements of the ordinance without creating an adverse effect on adjacent residential property if proper screening is provided.

RECOMMENDATION:

It is the recommendation of the Secretary that should the Board determine all five conditions necessary to the granting of the variance can be found to exist, approval should be subject to the following conditions:

1. The area shall be utilized for off-street parking purposes only, and no permanent structures shall be erected thereon.
2. With the exception of the 25 foot driveway to 27th Street, a 3 foot high solid or semi-solid masonry wall or wood fence shall be constructed along the north property line of Lot 3 to screen subject parking from the residential homes to the north.

There was no one present to speak in opposition to the request.

JESS MEYERS, attorney for the applicant, stated that he wished to address the Board in regard to the recommendation of

the Secretary regarding the screening fence. He pointed out the congregation tended to park to the south of the lot because that was where the primary entrances were located. He said that the use of the lot would be limited to Sunday only. He said that there was one lot which had a house facing to the south (adjacent to the north of the parking lot), and he did not see that the screening fence would afford them that much protection. He said he would request the application be granted according to the Secretary's recommendation, with the exception that the screening fence on the north part of the lot not be required.

GALBRAITH said that the Board's usual position when a total waiver of all setbacks if requested is to require either landscaping or fencing of the entire area.

MOTION: TAYLOR moved, DOKE seconded, and it carried unanimously that the five conditions necessary to the granting of a variance be found to exist as justified in the Secretary's report and the variance be approved subject to the conditions shown in the following resolution:

RESOLUTION NO. BZA 30-73

WHEREAS, the Bethel Assembly of God Church, 2801 South Seneca, Wichita, Kansas by Jess Myers, 2707 West Douglas, Wichita, Kansas, requests a variance to reduce the required front yard setback adjacent to the north line of Lot 3 from 25 feet to 0 feet; the required front yard setback adjacent to the east line of Lot 2 for the north 65 feet of the south 95 feet of said Lot 2 from 25 feet to 0 feet; and the required front yard setback adjacent to the South property line for Lots 2 and 3 from 25 feet to 0 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lots 1, 2, and 3, except the South 30 feet of Lots 2 and 3, Martinson's Tenth Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the West side of Seneca between 27th Street South and Regal 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 a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as light commercial zoning exists to the east, and part of the application area is adjacent to property for which a total waiver of the required side and front yard setbacks has been obtained; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents since parking in the setbacks is already permitted to the south and east; and the church owns or plans to acquire the property to the west; and the residentially zoned property to the north can be adequately protected by appropriate screening; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested, will constitute unnecessary hardship upon the property owner represented in the application because the applicant would have to hard-surface the rear yard of an existing residence, adjacent to other residences, in order to provide the required amount of parking, and this could have an undesirable effect on the adjacent homes and also result in a less orderly flow of traffic through the parking area; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare inasmuch as it could tend to improve traffic circulation within the parking lot and eliminate possible on-street parking; and

WHEREAS, the Board of Zoning Appeals has found that

the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as it will allow the applicant to comply with the parking requirements of the ordinance without creating an adverse effect on adjacent residential property if proper screening is provided; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist,

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required front yard setback adjacent to the north line of Lot 3 from 25 feet to 0 feet; the required front yard setback adjacent to the east line of Lot 2 for the north 65 feet of the south 95 feet of said Lot 2 from 25 feet to 0 feet; and the required front yard setback adjacent to the south property line for Lots 2 and 3 from 25 feet to 0 feet for off-street parking purposes only, on property zoned the "AA" Single Family Dwelling District and legally described as:

Lots 1, 2, and 3, except the South 30 feet of Lots 2 and 3, Martinson's Tenth Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the West side of Seneca between 27th Street South and Regal Street.

be approved subject to the following conditions:

1. The area shall be utilized for off-street parking purposes only, and no permanent structures shall be erected thereon.
2. With the exception of the 25 foot driveway to 27th Street, a 3 foot high solid or semi-solid masonry wall or wood fence shall be constructed along the north property line of Lot 3 to screen subject parking from the residential homes to the north.

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

Priscilla L. Lee, Chairman

ATTEST:

Jack H. Galbraith, Secretary

BZA CASE NO.

34-79

2

NOTICES SENT TO APPLICANT/AGENT

10

NOTICES SENT TO MAPC

1

NOTICES SENT TO CPO

16

NOTICES SENT TO ADJOINING PROPERTY OWNERS

29

TOTAL NOTICES SENT

8-8-79

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

August 3, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 34-79

An application has been filed by Dethel Assembly of God Church, 2801 South Seneca, Wichita, Kansas, pursuant to Section 2.12.500.C, Code of the City of Wichita, requesting an exception to permit the establishment of a child day care center on property zoned the "AA" Single Family Residential District and legally described as follows:

Lots 1, 2 and 3 and lot 4 except the south 30 feet and except the north 148 feet, Martinson's Tenth Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Seneca and 27th Street South (2801 S. Seneca).

This application has been assigned case No. BZA 34-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, August 28, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith
Secretary

SECRETARY'S REPORT
CASE NO. BZA 34-70

APPLICANT: Bethel Assembly of God Church, 2801 S. Seneca,
Wichita, Kansas

AGENT: Rev. Dennis D. Turner, 902 Lydia, Wichita,
Kansas

REQUEST: Exception pursuant to Section 2.12.590.C,
Code of the City of Wichita, to permit the
operation of a child care center.

GENERAL LOCATION: Southwest corner of Seneca and 27th Street
South.

ZONING: Subject property is zoned "AA" Single Family
as are those properties to the south and
west; east is "LC" Light Commercial; north
is "AA" Single Family and "BB" Office District.

LAND USE: Subject property is developed as a church. A
nonconforming child care center is also oper-
ated in the church facilities. North and west
is single family; south is church and school;
east is a restaurant and garden center.

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:

The applicant, Bethel Assembly of God Church, is requesting an exception to permit the operation of a child care center in the "AA" Single Family Dwelling District.

Supportive information submitted with the application indicates that the basement of the facility is currently licensed for 24 children, 4 to 6 years of age, or 20 children, 3 to 6. It is also indicated that full day care for 24 children on the main floor was approved by the Health Department in the latter part of 1977. In the inspection process of requesting additional space for increased capacity, the church was informed that it must receive approval of this exception to become conforming to the zoning ordinance.

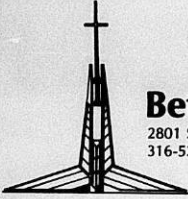
The applicant has submitted a site plan which indicates that ample parking and off-street loading space is available. The plan also indicates an outdoor play area sufficient for 45 children, which would permit a total enrollment of 90.

Page 2
Case No. BZA 34-79
BZA AGENDA
8-28-79

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 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. 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.
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.



Bethel Assembly

2801 S. Seneca • Wichita, KS 67217
316-522-1565

Total Family Ministry

Rev. Don R. Bressette
Senior Pastor
Wesley E. Buller
Minister of Pastoral Care
Jerry W. Green
Minister of Christian Education
Larry D. Fletcher
Minister of Youth
Daniel O. Felly
Minister of Music
Dennis D. Turner
School Administrator
Bethel Life School

July 23, 1979

Secretary
Board of Zoning Appeals
Tenth Floor
City Hall
455 North Main
Wichita KS

Attention: Secretary, Board of Zoning Appeals

As provided under Code of the City of Wichita, Kansas, 28.04.185, section 2, Bethel Assembly of God is applying for a zoning variance. The expressed purpose of this request is for the continuation of a Child Care Center serving parents in the southwestern sector of the city. To our knowledge, all requirements for this application are fulfilled and complete. We continue to be impressed with the tremendous need for child care facilities. Our present waiting list totals more than forty and we are now turning people away almost daily. We will appreciate your positive consideration of this application.

Sincerely,

Dennis D. Turner
Administrator

DDT/lb

BOARD OF ZONING APPEALS

CASE NO. 34-79

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Bethel Assembly of God Church
Mailing Address 2801 South Seneca 17 Phone 622-1565
Name of Authorized Agent Rev. Dannis D. Turner
Mailing Address 902 Lydie Wichita, KS 13 Phone 262-2107
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 Bethel Life Day Care Center

_____ on property zoned
AA Residential, located at the southwest corner of Seneca and 27th Street south (2801 S. Seneca) and 1120 Regal Wichita,
Kansas and legally described as: All of Lot

not legal on ownership
(1) and all of Lots (2) and (3), EXCEPT the South 30 feet dedicated for street, in Martinson's Tenth Addition, Sedgwick County, Kansas; and all of Lot (4), except the south 30 feet for street and except the north 148 feet, Martinson's Tenth Addition, in the City of Wichita. Sedgwick County, Kansas.

- 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 Bethel Assembly of God

Authorized Agent Dannis D. Turner

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 11:00 a.m. - p.m.), July 27, 1979, together with appropriate fee of \$50.00

Signed G. Lynn Shirley

JUNE 18, 1979

1:30 PM

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 (303) Case No. 39 Date 6-18-79

Prospective Applicant

Name	Address	Phone
Dennis Turner	902 Lydia	262-2197

Prospective Site

Address	Present Use	Proposed Use
Bethal Life 2001 S. Seneca	Group care center	Expansion
Owner	Address	Phone
Bethal Assembly Of God Church	2001 S. Seneca	622-7711

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

Three (3) areas of the church were evaluated for potential group care operations.
Each area (floor) will be dealt with separately.

Basement:

Currently licensed for 24 children, 4 to 6 years of age, or 20 children, 3 to 6
years of age, for part day session.

Due to the recent construction, the area used for part-day sessions has been
redesigned as follows:

South Classroom - 10 children

North Classroom - 8 children

Multi Purpose room - 21 children

Total 39

Even though available space allows 39 children, the existing toilet facilities
limit the maximum number of children allowed to 24.

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

EXPLANATORY REMARKS

Instructions:

Use only to summarize or list deficiencies with object reference but include action taken and time improvements are to be accomplished.

Main Level:
The Youth Chapel was previously approved by the Health Department (11/16/77) for 17 children, full day care. The Prayer Room was previously approved for 13 children full day care. However, an error in the measurement of the available room area has been detected. The maximum number of children in this room must be reduced to 11. These rooms were figured at 35 sq. ft. per child due to previous evaluation (see drawings).
<u>Total number</u> of full day care children for these two rooms is <u>24</u> .
The Nursery Room, near the main church entrance, contains sufficient space for 5 children, full day care. The toilet facilities in this room must be repaired.
<u>Second Floor:</u>
Rooms 203 A,B,C, and Rooms 204 and 205 were evaluated for use as part-day care facilities.
Room 203 A - 7 children
Room 203 B - 6 children
Room 203 C - 10 children
Room 204 - 18 children
Room 205 - 11 children
There are sufficient toilet facilities available on this floor to accommodate this

EXPLANATORY REMARKS

Instructions:

Use only to summarize or list deficiencies with object reference but include action taken and time improvements are to be accomplished.

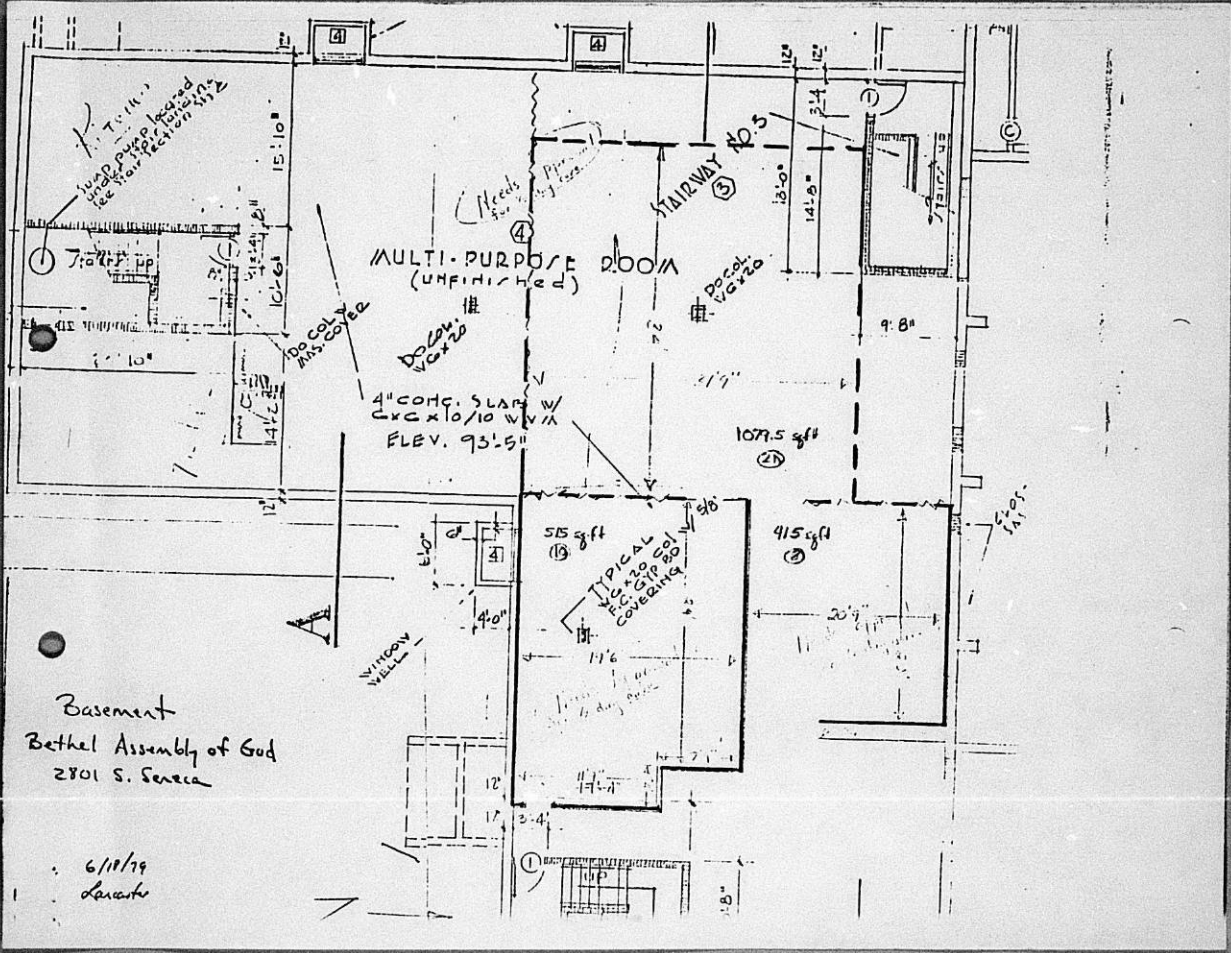
number of children.	
<u>Evening Care to 1 AM:</u>	
The Youth Chapel and Prayer Room have been requested for use to provide evening care.	
Available space allows a maximum of 24 children (see main level).	
<u>Recap:</u>	
Basement -	24 children, part-day
Main level -	
Youth Chapel -	17 children, full day & evening
Prayer Room -	11 children, full day & evening
Nursery -	5 children, full day
<u>2nd Floor:</u>	
203 A -	7 children, part day
B -	6 children, part day
C -	10 children, part day
204 -	18 children, part day
205 -	11 children, part day
Total	109
<u>Maximum enrollment for center cannot exceed 100 children.</u>	

EXPLANATORY REMARKS

Instructions:

Use only to summarize or list deficiencies with object reference but include action taken and time improvements are to be accomplished.

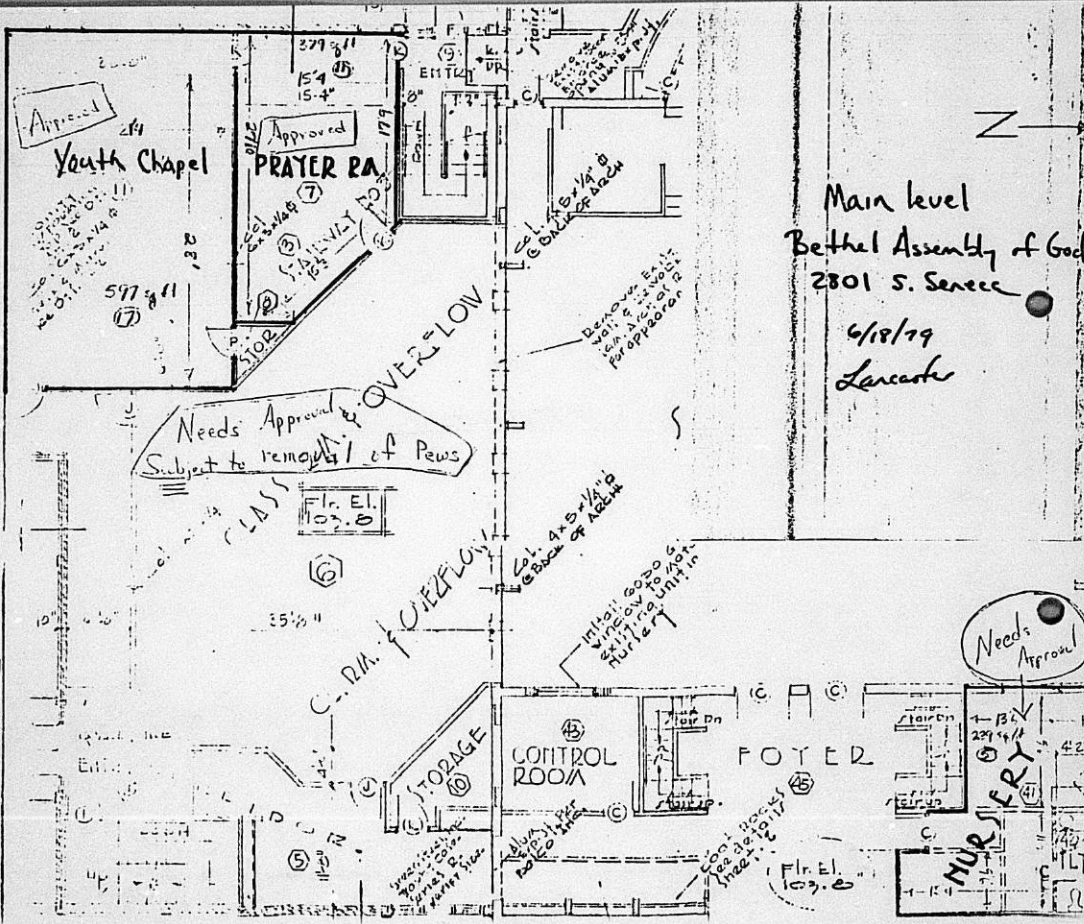
Existing outdoor play area is sufficient for 45 children (4500 sq. ft.). Play area must provide enough space for 1/2 of the total enrollment.
All areas are subject to the approval by Central Inspection and the Fire Department.
The standards, as outlined in KAR 28-4-208 must be met for all areas.
Children are not to be placed in those areas not previously approved or for evening care until all requirements have been met and an on-site approval has been given by all agencies.
If you have any questions, please contact me.
<i>Robert L. Lancaster</i>
Robert L. Lancaster
Food-Institution Supervisor
RL/br
Attachments
cc: Leola Lindahl, Personal Health
Jim Cranford, Central Inspection
Jim Harris, Fire Department
Glen Lytle, Planning Department



Basement
 Bethel Assembly of God
 2701 S. Seneca

6/18/79
 Laverne

1/2" = 1'-0"



Main level
 Bethel Assembly of God
 2801 S. Seneca
 6/18/79
 Lencaster

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

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

Lot	Addition	Property Owner
lot 3	Warr's No. 3 Addition	✓ Gibraltar Investment Co. c/o Willard B. Thompson P.O. Box 997 67201
south 85 ft of west 198 ft lot 1	Heersches Replat	✓ Donald J. Walenta 7332 Plaza Lane 67206
lot 1 except south 85 ft of west 198 feet	Same	✓ Leslie W. Griffith & Joyce M. 8800 East Harry, Apt. 711 67207
lot 2	Same	✓ Charles M. Campbell & Marilyn Gene M. Campbell & Barbara J. 3560 South Broadway 67216
lot 1	Taton Addition	✓ A.J. Reed & Associates 1310 Gretchen Lane 67206
lot 21, Block 2	Replat of Iva Fultz Gardens	✓ Catholic Diocese of Wichita 424 North Broadway 67202
lot 2	Kensler Addition	✓ Fred C. Caldwell & Nancy J. 2757 South Seneca 67217
south half lot 3	Same	✓ Bottenberg Investments Inc. 150 Union Center Bldg., Room 5 67202
lot 4 except the north 132.2 feet	Same	✓ Osacar H. Dougherty & Evelyn M 1126 West 27th St. South 67217
lot 5 except the north half	Same	✓ Lesley P. Hodge 1132 West 27th St. South 67217
lot 6	Same	✓ F. T. Rogers Jr. & Elva J. 1206 West 27th St. South 67217
lots 1, 2 and 3	Martinson's 10th Addition	✓ D Bethel Assembly of God Church 2801 South Seneca 67217
lot 4 except the south 30 feet and except the north 148 feet	Same	✓ D Bethel Assembly of God Inc. 2801 South Seneca 67217
north half lot 4	Same	✓ Mabel Martinson & Donald C. 1121 West 27th St. South 67217
north 148 feet of lots 5 and 6	Same	✓ Gilbert Sanchez & Marie M. 1201 West 27th St. South 67217

Lot	Addition	Property Owner
lot 5 except the north 148 ft	Martinson's 10th Addition	✓ Robert D. Parker & Georgiana 1200 Regal 67217
lot 6 except the north 148 feet	Same	✓ Gerald J. Kass & Phyllis Elai 1202 Regal 67217
north 148 feet of lot 7	Same	✓ Orval G. Deemer & Anita J. 1211 West 27th St. South 67217
lot 7 except the south 30 feet and except the north 148 feet	Same	D Catholic Diocese of Wichita 424 North Broadway 67202

We hereby certify the foregoing to be a true and correct list of the property owners of:

use as legal
A 200 foot radius of: [Lots 1, 2 and 3 and lot 4 except the south 30 feet and except the north 148 feet, Martinson's Tenth Addition, Sedgwick County, Kansas]

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 13th day of July, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable
Vice President

Order No. 278883
wh

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

Lot	Addition	Property Owner
lot 3	Warr's No. 3 Addition	Gibraltar Investment Co. c/o Willard B. Thompson P.O. Box 997 67201
south 85 ft of west 198 ft lot 1	Heersches Replat	Donald J. Walenta 7332 Plaza Lane 67206
lot 1 except south 85 ft of west 198 feet	Same	Leslie W. Griffith & Joyce M. 8800 East Harry, Apt. 711 67207
lot 2	Same	Charles M. Campbell & Marilyn Gene M. Campbell & Barbara J. 3560 South Broadway 67216
lot 1	Taton Addition	A.J. Reed & Associates 1310 Gretchen Lane 67206
lot 21, Block 2	Replat of Iva Fultz Gardens	Catholic Diocese of Wichita 424 North Broadway 67202
lot 2	Kensler Addition	Fred C. Caldwell & Nancy J. 2757 South Seneca 67217
south half lot 3	Same	Bottenberg Investments Inc. 150 Union Center Bldg., Room 5 67202
lot 4 except the north 132.2 feet	Same	Osacar H. Dougherty & Evelyn M 1126 West 27th St. South 67217
lot 5 except the north half	Same	Lesley P. Hodge 1132 West 27th St. South 6721
lot 6	Same	F. T. Rogers Jr. & Elva J. 1206 West 27th St. South 6721
lots 1, 2 and 3	Martinson's 10th Addition	Bethel Assembly of God Church 2801 South Seneca 67217
lot 4 except the south 30 feet and except the north 148 feet	Same	Bethel Assembly of God Inc. 2801 South Senca 67217
north half lot 4	Same	Mabel Martinson & Donald C. 1121 West 27th St. South 6721
north 148 feet of lots 5 and 6	Same	Gilbert Sanchez & Marie M. 1201 West 27th St. South 6721

Lot	Addition	Property Owner
lot 5 except the north 148 ft	Martinson's 10th Addition	Robert D. Parker & Georgiana 1200 Regal 67217
lot 6 except the north 148 feet	Same	Gerald J. Kass & Phyllis Elair 1202 Regal 67217
north 148 feet of lot 7	Same	Orval G. Deemer & Anita J. 1211 West 27th St. South 67217
lot 7 except the south 30 feet and except the north 148 feet	Same	Catholic Diocese of Wichita 424 North Broadway 67202

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: Lots 1, 2 and 3 and lot 4 except the south 30 feet and except the north 148 feet, Martinson's Tenth Addition, Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 13th day of July, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Hable
Vice President

Order No. 278883
wh

RESOLUTION No. BZA 34-79

EXCEPTION

WHEREAS, Bethel Assembly of God Church, 2801 S. Seneca, 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 establishment.

on property zoned AA the "AA" Single Family Dwelling District, and legally described as follows:

Lots 1, 2 and 3 and lot 4 except the south 30 feet and except the north 148 feet, Martinson's Tenth Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Seneca and 27th Street South (2801 S. Seneca).

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 August 28, 1979, 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

EXCEPTION

Page 2

WHEREAS, the Board of Zoning Appeals has authority to permit the operation of a child care center establishment

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 establishment

on property zoned the AA Single Family Dwelling District and legally described as follows:

Lots 1, 2 and 3 and lot 4 except the south 30 feet and except the north 148 feet, Martinson's Tenth Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Seneca and 27th Street South (2301 S. Seneca).

subject to the following conditions:

(see attached for conditions)

ADOPTED AT WICHITA, KANSAS, this 28th day of August, 1979.

ATTEST:

Mary L. Kopietz, Chairman

Larry Dobson, Assistant Secretary
Jack H. Galbraith, Secretary

Page 2

Case No. BZA 34-79

BZA AGENDA

8-25-79

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 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. 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.
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.

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AVAILABLE COPY

FORM 29 1

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
02A 174	50

NAME _____

ADDRESS _____

FUND	DUE DATE

COMMENTS _____

DATE	BY
7/2/71	

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2