

BZA 40-73 - The Glenn Park Christian Church requests an EXCEPTION to permit the operation of a child care center at the NW corner of Glenn Av. & 27th St. S.

POSTED

11-30-73

OK

mt

CI.

CH

ACTION

BZA COMMITTEE _____ DATE *Approved July 12, 1973*
To Conditions

M.A.P.C. _____

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

Map No. 5344
 Sec. 6
 Twp. 28
 Range 7E

BZA- 40-73
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 3.8 (178 (IRREGULAR) ft. by 470 ft.)
 2. Adjoining Zoning: E AA S AA W AA N AA
 3. Land Use: East SINGLE FAM South SINGLE FAM
 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 _____



· Copy of Resolution
· Sent 1.22.74
per Martha McMurry's
request to Mrs. Hecla
Tindahl, R.N.,
1900 E. 9th 67214

January 18, 1974

Reverend and Mrs. Douglas Ingmire
2415 West Sunnybrook
Wichita, Kansas 67217

RE: Case No. EZA 40-73
Request for Exception

Dear Reverend and Mrs. Ingmire:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 18, 1973, in connection with your request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District, and generally located at the Northwest corner of Glenn Avenue and 27th Street South.

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: Carl A. Alexander, 2757 South Glenn, 67217
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 40-73

WHEREAS, Glenn Park Christian Church, 2757 South Glenn, Wichita, Kansas, 67217, by Carl A. Alexander, 2757 South Glenn, Wichita, Kansas, 67217, requests an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District and legally described as follows:

Lot 22, Block 4, Glenn Village Addition, Wichita, Sedgwick County, Kansas. Generally located at the Northwest corner of Glenn Avenue and 27th Street South.

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 December 18, 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 on property zoned the "AA" Single Family Dwelling District, subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

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

Lot 22, Block 4, Glenn Village Addition, Wichita, Sedgwick County, Kansas. Generally located at the Northwest corner of Glenn Avenue and 27th Street South.

subject to the following conditions:

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

5. 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.

ADOPTED AT WICHITA, KANSAS, this 18th day of December, 1973.

Priscilla L. Lee

Priscilla L. Lee, Chairman

ATTEST:

Jack H. Galbraith

Jack H. Galbraith, Secretary

December 19, 1973

Mr. Freddy Helmut Schulz
1928 South Greenfield Avenue
Wichita, Kansas 67217

RE: BZA Case No. 40-73
Request for Exception

Dear Mr. Schulz:

At the regular meeting of the Board of Zoning Appeals on December 18, 1973, a request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District, and generally located at the Northwest corner of Glenn Avenue and 27th Street South was considered.

It was the action of the Board to approve the request subject to the 5 conditions listed in the attached Secretary's Report.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rw

Attachments

cc: Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

December 11, 1973


Jack H. Galbraith
Board of Zoning Appeals
104 S. Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

The application filed by the Glenn Park Christian Church, 2757 S. Glenn, Wichita Kansas, requesting an exception to permit the operation of a child care center should be denied. This is a double A, single family dwelling district and I believe it should remain as such.

Thank you for letting me express my opinion.

Sincerely,


Freddy Helmut Schulz
1928 S. Greenfield A.V.
Wichita, Kansas 67217



December 19, 1973

Mr. and Mrs. Robert Richardson
1910 Greenfield Avenue
Wichita, Kansas 67217

RE: BZA Case No. 40-73
Request for Exception

Dear Mr. and Mrs. Richardson:

At the regular meeting of the Board of Zoning Appeals on December 18, 1973, a request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District, and generally located at the Northwest corner of Glenn Avenue and 27th Street South was considered.

It was the action of the Board to approve the request subject to the 5 conditions listed in the attached Secretary's Report.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rw

Attachments

cc: Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

Wichita, Kansas
December 6, 1973

Mr. Jack Galbraith, Secretary
Board of Zoning Appeals
Room 402, City Building Annex
Wichita, Kansas 67202

Dear Mr. Galbraith:

This is to inform you of our disapproval of the operation of a Day Care Center across from our property. One of the few advantages of living next to a church is that it creates very little noise, traffic, and litter problems. However, during the Summer Bible School our property gets the full force of the trash and paper (caused by the South wind) as well as the noise, and an increase in traffic. We can put up with and pick up for Bible School without complaint because it lasts for only a short time, but to have these problems daily is just too much. Therefore we hopefully request that the application be refused.

Sincerely,

Robert & Rosetta Richardson
1910 Greenfield Av,
67217



December 18, 1973

Reverend and Mrs. Douglas Inquire
2415 West Sunnybrook
Wichita, Kansas 67217

RE: Case No. MEA 40-73
Request for Exception

Dear Reverend and Mrs. Inquire:

At the regular meeting of the Board of Zoning Appeals on December 18, 1973, your request for an exception to permit the operation of a child care center on property zoned the "AA" Single Family Dwelling District, and generally located at the Northwest corner of Glenn Avenue and 27th Street South 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 Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.

Reverend and Mrs. Douglas Inquire
Page 2

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.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rw

cc: Carl A. Alexander, 2757 South Glenn, 67217
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 40-73

APPLICANT: The Glenn Park Christian Church, 2757 South Glenn, Wichita, Kansas 67217.

AGENT: Carl A. Alexander, 2757 South Glenn, Wichita, Kansas, 67217.

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: At the Northwest corner of Glenn Avenue and 27th Street South.

LAND USE: Subject property contains a church and associated parking area. All surrounding properties contain single family homes.

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

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C., Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.185.2., Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY:

The Glenn Park Christian Church is requesting an exception to permit the operation of a child care center in the church facilities. The statement of justification submitted by the applicant describes the program as a day nursery school for three and four year olds, each age group to meet twice a week. The applicant has submitted a plot plan, approved by the Division of Traffic Engineering, which indicates that ample parking and off-street loading space is available. The Department of Community Health, the Department of Public Works and the Fire Prevention Division have inspected the premises and set forth the conditions which must be met in order to bring the facility into compliance with state and local codes and licensing requirements.

Secretary's Report
BZA Case No. 40-73
Page 2

RECOMMENDATION:

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

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Wichita-Sedgwick County Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. Off-street parking shall be provided on the premises for each teacher and employee, plus one off-street parking space for each vehicle used in the operation of the child care center.
5. 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

December 3, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 40-73

An application has been filed by the Glenn Park Christian Church, 2757 South Glenn, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the operation of a child care center on property zoned the "RA" Single Family Dwelling District and legally described as follows:

Lot 22, Block 4, Glenn Village Addition, Wichita, Sedgwick County, Kansas. Generally located at the Northwest corner of Glenn Avenue and 27th Street South.

This application has been assigned Case No. BZA 40-73, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 18, 1973, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you desire, you may write to the Board of Zoning Appeals 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 when this matter will be considered.

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

12-3-73 - 41 Notices sent to Property Owners and 10 to Planning Commissioners

GLENN PARK CHRISTIAN CHURCH
2757 South Glenn
Wichita, Kansas 67217

November 20, 1973

To Whom It May Concern:

On behalf of the Glenn Park Christian Church I submit this request to the Board of Zoning Appeals, City of Wichita, Kansas for a zoning exception as provided in Section 2.12.590.C, Code of the City of Wichita to permit the establishment of a day nursery school to be held in the Glenn Park Christian Church, 2757 South Glenn. Said nursery school would be for three and four year olds, each age group meeting for a two hour session, twice a week.

I appreciate your consideration in this request for zoning exception.

Sincerely,

Carl A. Alexander

Carl A. Alexander
Minister

CAA:ib

Enclosures

BOARD OF ZONING APPEALS

CASE NO. 40-73

CITY OF WICHITA, KANSAS

FILED Map 6344

APPLICATION FOR EXCEPTION

I. Name of Applicant Glenn Park Christian Church

Mailing Address 2757 South Glenn ; 67217 Phone 943-4283

Name of Authorized Agent Carl A. Alexander

Mailing Address 2757 South Glenn ; 67217 Phone 943-4283

Relationship of applicant to property is that of Minister
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of day nursery school on property zoned

"AA" residential, located 2757 South Glenn

and legally described as:

D 27448 D 27449

Lot 22 Block 4

Glenn Village 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 Glenn Park Christian Church

Authorized Agent Carl A. Alexander

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 10:20 (a.m. - p.m.), Nov. 20, 19 73, together with appropriate fee of \$50.00

Signed Martha McQuerry

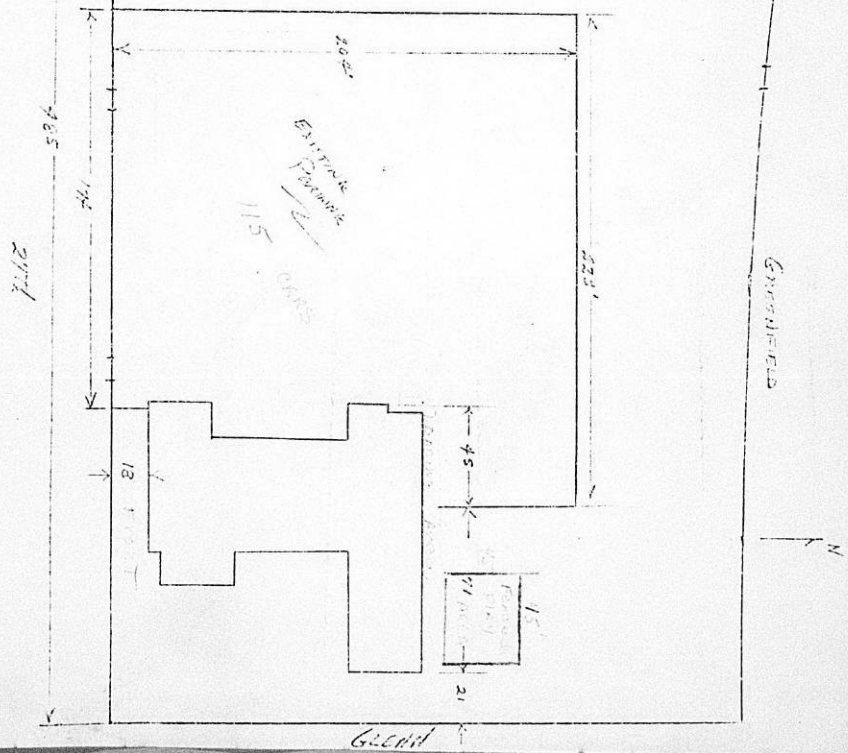
TRAFFIC ENGINEERING DIVISION APPROVED

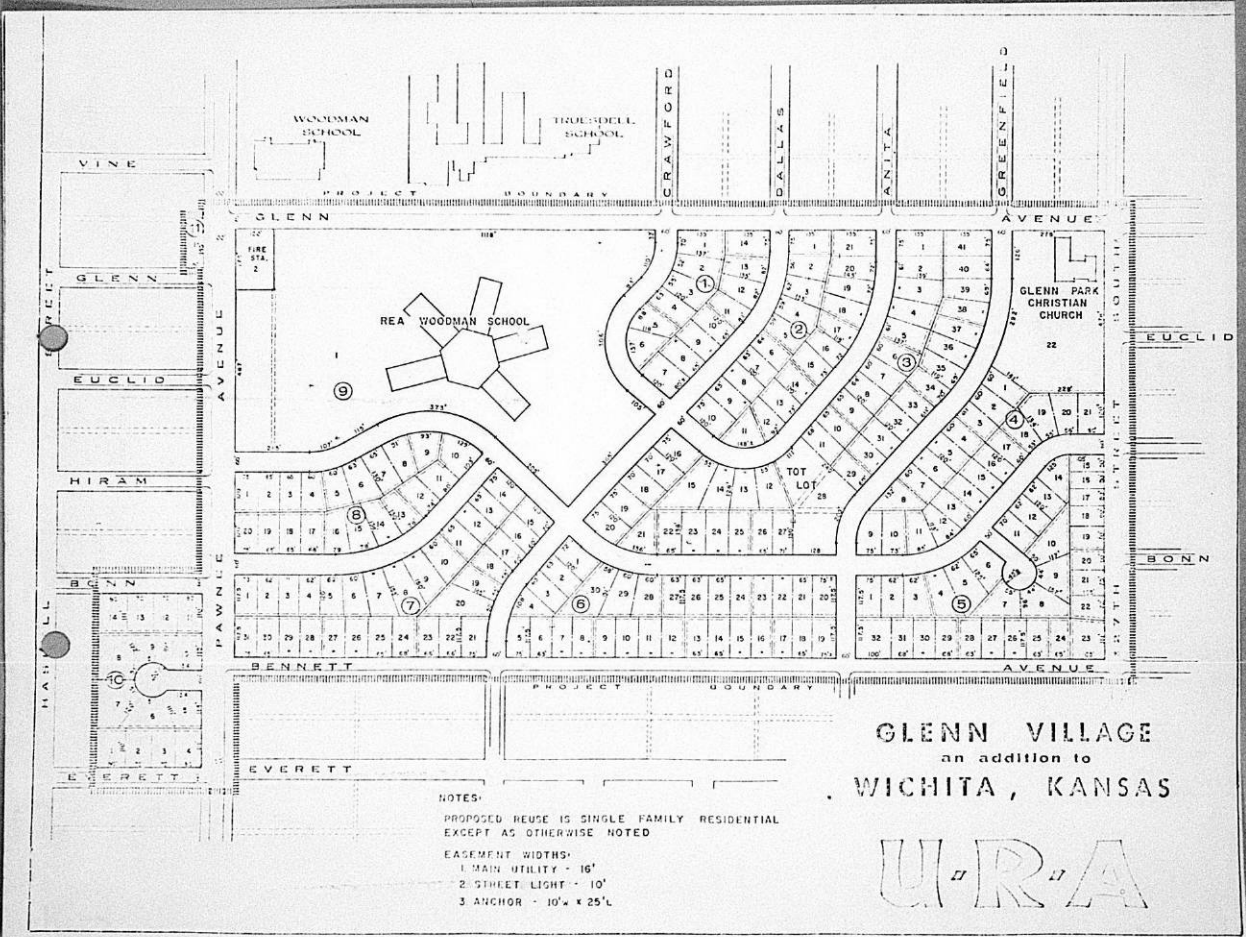
77th Avenue

Date 12-11-73

- (A) Parking stalls 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) Stall 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.

Potential



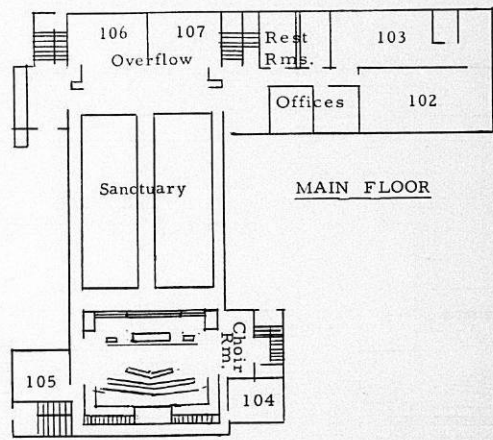
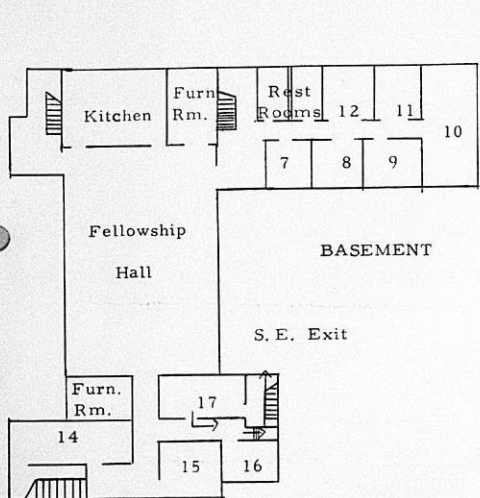


NOTES:
 PROPOSED REUSE IS SINGLE FAMILY RESIDENTIAL
 EXCEPT AS OTHERWISE NOTED
 EASEMENT WIDTHS:
 1 MAIN UTILITY - 10'
 2 STREET LIGHT - 10'
 3 ANCHOR - 10' x 25'

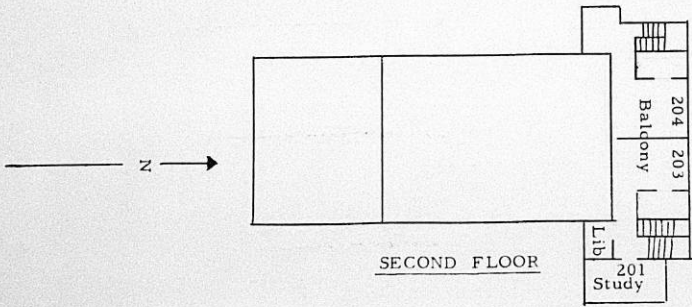
GLENN VILLAGE
 an addition to
WICHITA, KANSAS

U-R-A

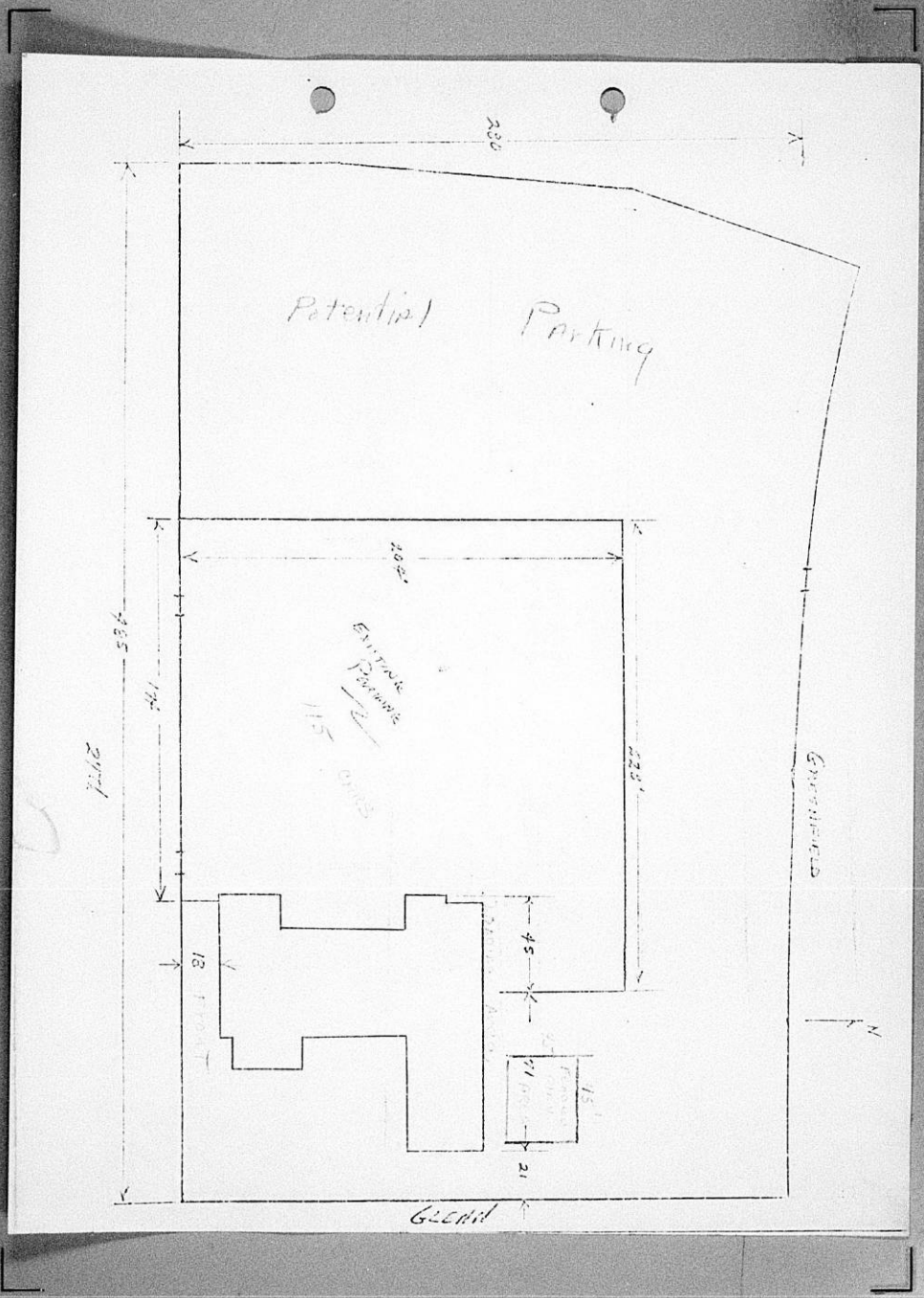
ROOM 17



(91)



Nursery School to be held in rooms 102 & 103.
 Room 102 = 600 square feet
 Room 103 = 360 square feet



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

December 3, 1973

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Jack H. Galbraith
Secretary

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1	3	Glenn Village	✓ Myra G. Krentzel 1903 Anita Wichita, Kansas, 67217
2	"	"	✓ Donald R. Brazell & Ileta P. Brazell 1909 Anita Wichita, Kansas, 67217
3	"	"	✓ Donald E. Hawthorne & M. Ardeth Hawthorne 1915 Anita Wichita, Kansas, 67217
4	"	"	✓ Max A. Davis & Betty A. Davis, 1921 Anita Wichita, Kansas, 56217 67217
5	"	"	✓ Dwayne E. Hobson & Phyllis J Hobson, 1927 Anita Wichita, Kansas, 67217
6	"	"	✓ Arthur E. Petty & Jeanne E. Petty, 1933 Anita Wichita, Kansas, 67217
33	"	"	✓ Howard E. Dickerhoof & Marion Dickerhoof, 1952 Greenfield Wichita, Kansas, 67217
34	"	"	George M. Crandall & Nancy Moore Crandall, 1946 Green- field, Wichita, Kan. 67217
35 & 36	"	"	✓ H. Jay Setter & Virginia I. Setter, 1938 Greenfield Wichita, Kansas, 67217
37	"	"	✓ Freddy Helmut Schulz & Virginia L. Schulz 1928 Greenfield Wichita, Kansas, 67217
38	"	"	✓ William G. Houser & Mildred H. Houser, 1922 Greenfield Wichita, Kansas, 67217
39	"	"	Kansas Yearly Meeting of the Society of Friends Address unknown
40	"	"	✓ Robert W. Richardson & Rosetta Richardson, 1910 Greenfield Wichita, Kansas, 67217

Continued page 2

Lot	Block	Addition	Property owner
41	3	Glenn Village	✓ Evvie A. Townson & Nelle E. Townson, 2711 S. Glenn Wichita, Kansas, 67217
1	4	"	✓ Kathleen A. Fullerton 1927 Greenfield Wichita, Kansas, 67217
2	"	"	✓ Milford M. Johnson & Margaret F. Johnson, 1947 Greenfield Wichita, Kansas, 67217
3	"	"	✓ Dale F. Oelkers & Gayla J. Oelkers, 1953 Greenfield Wichita, Kansas, 67217
4	"	"	✓ Doyle L. Cripe & Cynthia R. Cripe, 1959 Greenfield Wichita, Kansas, 67217
16	"	"	✓ Don R. Williams & Norma Williams, 2760 S. Hiram Wichita, Kansas, 67217
17	"	"	✓ David C. Campbell & Sherry S. Campbell, 2768 S. Hiram Wichita, Kansas, 67217
18	"	"	✓ Bill D. Grey & Eileen W. Grey, 1776 ²⁷⁷⁶ S. Hiram Wichita, Kansas, 67217
19	"	"	✓ Frank Vincent Botteri & Deanna J. Botteri 2784 S. Hiram Wichita, Kansas, 67217
20	"	"	✓ Douglas E. Daffron & Susan Daffron, 2792 S. Hiram Wichita, Kansas, 67217
21	"	"	✓ Virgil M. Hamm & Mildred B. Hamm, 1032 Fabrique Wichita, Kansas, 67218
22	"	"	✓ Glenn Park Christian Church of Wichita, 2757 S. Glenn Wichita, Kansas, 67217
14	"	"	✓ Carl O. Duncan & Emma J. Duncan, 2781 S. Hiram Wichita, Kansas, 67217
1	E	Replat of Sowers Gardens	✓ Larry A. Franks & Lucille Franks, 2219 S. Glenn Wichita, Kansas, 67217

*Returned 12.6.73
Returned again 12.11.73 and sent out again to 2776*

1950 - 2745 S. S. Hamm, 1032 Fabrique Wichita, Kansas, 67218

D

Continued page 3

Lot	Block	Addition	Property Owner
19	E	Replat of Sowers Gardens	✓ Arlie V. Jackson & Helen R. Jackson, 1820 Greenfield Wichita, Kansas, 67217
20	"	"	✓ Kenneth Dale Wood & Sandra Lee Wood, 1826 Greenfield Wichita, Kansas, 67217
1	G	"	✓ Charlie L. Moyer & Christine L. Moyer, 1827 Greenfield Wichita, Kansas, 67217
2	"	"	Robert P. Meredith & Sandra J. Meredith, Address unknown
19	"	"	✓ Earl W. McDaniel & May H. McDaniel, 1820 W. 27th St. S. Wichita, Kansas, 67217
20	"	"	✓ Janet E. Louia, 2750 S. Glenn Wichita, Kansas, 67217
1	A	Gene Douglas Matlock Addition	John Wilbert MacMurray & Charlotte M. MacMurray Address, unknown
2	A	Gene Douglas Matlock Addition	Edward E. Wohlgenuth & Barbara J. Wohlgenuth Address, unknown
3	"	"	✓ Charles R. Rainwater & Carolyn D. Rainwater 1821 Greenfield Wichita, Kansas, 67217
39	"	"	✓ James Dale Cox & Sherry L. Cox, 1905 Wassall Wichita, Kansas, 67216
1	18	Second Addition to Southwest Village	✓ Secretary of Housing and Urban Development Washington D. C.
2	"	"	✓ Richard A. Cox & Clela M. Cox, 2810 Hiram Wichita, Kansas, 67217
29	"	"	✓ Loyd R. Williams & Marlene G. Williams, Address unknown
30	"	"	✓ Linvalle D. Seamster & Lucille Irene Seamster, 2803 Euclid Wichita, Kansas, 67217

Continued page 4

Lot	Block	Addition	Property Owner
1	23	Second Addition to Southwest Village	Robert L. Melton & Rayma K. Melton, Address unknown
2	"	"	✓ Jack Bryce Bandy & Ellen J. Bandy, 2810 Euclid Wichita, Kansas, 67217
29	"	"	✓ Roy E. Elliott & Cindy Elliott, 2809 S. Glenn Wichita, Kansas, 67217
30	"	"	✓ Eldron L. Boehmer, Jr & Deborah A. Boehmer 130 S. Greenwich Road Lot 272, Wichita, Kan. 67207

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners to be a true and correct list of property owners within a 200 foot radius of Lot 22, Block 4, Glenn Village, an Addition to Wichita, Sedgwick County, Kansas, on this 26th day of November, 1973 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Gable

Vice-President

Order No. 208746

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.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
12451	150.00

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date _____ By _____