

RESOLUTION NO. BZA 5-88

WHEREAS, St. Francis Regional Medical Center, Inc., 929 N. St. Francis, Wichita, Kansas 67214, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 221 and 223 on Emporia Avenue, Stafford and Wrights addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Emporia in an area north of 10th Street (1127 N. Emporia).

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of March 22, 1988, 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 group home for pregnant girls on property zoned the "RB" Four-family Dwelling District; subject to the conditions outlined in Section 28.04.185.1, Code of the City of Wichita.

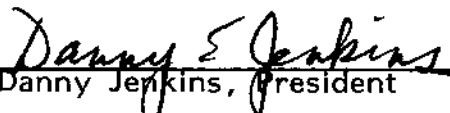
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a group home for pregnant girls on property zoned the "RB" Four-family Dwelling District and legally described as follows:

Lots 221 and 223 on Emporia Avenue, Stafford and Wrights addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the west side of Emporia in an area north of 10th Street (1127 N. Emporia).

subject to the following conditions:

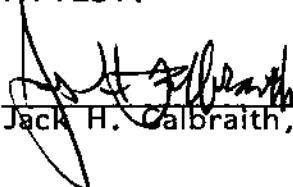
1. This exception for a group home is for pregnant girls only and for a maximum of eight residents at any one time, not including infants, and not including house parents, who are limited to two in number.
2. The facility shall comply with all state and local codes. The applicant shall secure all necessary permits and licenses.
3. Parking shall be provided on the lot adjacent to the south on an as-needed basis.

ADOPTED AT WICHITA, KANSAS, this 22nd day of March, 1988.



Danny Jenkins, President

ATTEST:



Jack H. Calbraith, Secretary

WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 4, 1988

Joel M. Pollack
1035 N. Emporia
Suite 140
Wichita, KS 67214

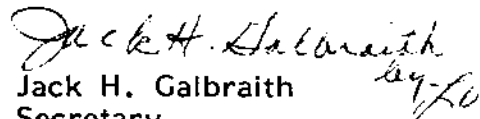
Re: BZA 5-88 - Exception for group home for pregnant girls

Dear Mr. Pollack:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on March 22, 1988. 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 questions concerning this matter, please call our office.

Sincerely,


Jack H. Galbraith
Secretary

JHG/jcm
Enclosure

cc: St. Francis Regional Medical Center, Inc., 929 N. St. Francis,
Wichita, KS 67214
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator
Dale Rea, Deputy City Clerk

FILE COPY

BACKGROUND: The applicant is requesting an exception to permit the establishment of a group home for a maximum of eight pregnant girls needing assistance. Although it is not anticipated that any of the girls will be driving, adequate parking can be provided on the property directly south which is also owned by the applicant and is now a paved parking lot for uses associated with St. Francis hospital. The applicant submitted a letter stating that ten spaces could be made available on an as-needed basis. This group home program is sponsored by St. Francis Regional Medical Center, St. Joseph Medical Center and the Catholic Diocese of Wichita. Overnight house parents are not planned at this time, but a daytime supervisor will be provided.

This property is located within the Topeka/Emporia Historic Landmark District and a certificate of appropriateness has already been issued for the proposed exterior structure modifications. Almost all other properties in this block are zoned "B" which would permit a group home without the need for an exception. Four other group homes are known to exist in the area between Main and Santa Fe from Murdock to 13th. Three others are in the 700 block on Topeka. Midtown has more group homes than any other one section of town, but the existing zoning and the abundance of large houses attracts this type of use.

ADJACENT ZONING AND LAND USE:

| | | |
|-------|----|---|
| NORTH | RB | Single-Family Dwelling |
| SOUTH | B | Parking Lot |
| EAST | B | Park |
| WEST | B | St. Francis Hospital Personnel Offices, Fitness Center, Etc. |

RECOMMENDATION: Should the Board determine that the proposed group home is appropriate for this location, then it is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. This exception for a group home is for pregnant girls only and for a maximum of eight at any one time. An expansion of the facility to accommodate more than eight clients or clients other than pregnant girls will require a new BZA application.
2. The facility shall comply with all state and local codes. The applicant shall secure all necessary permits and licenses.
3. Parking shall be provided on the lot adjacent to the south on an as-needed basis.

SECRETARY'S REPORT

CASE NUMBER: BZA 5-88

OWNER/APPLICANT/AGENT: St. Francis Regional Medical Center, Inc. (owner)
Joel M. Pollack (agent)

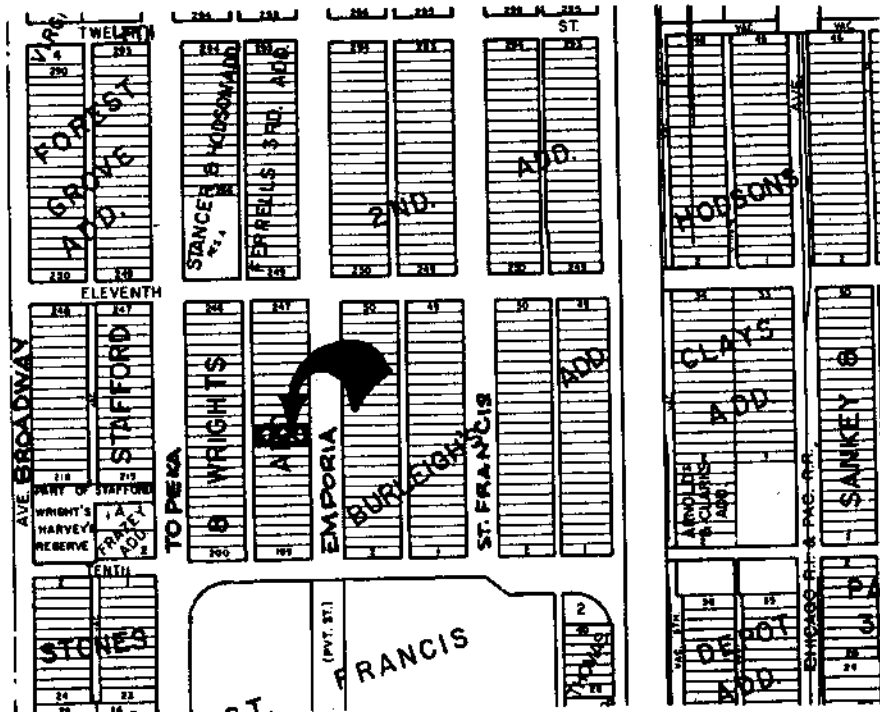
REQUEST: Exception pursuant to Section 28.04.185.1 Code of the City of Wichita to permit the establishment of a group home for pregnant girls.

CURRENT ZONING: "RB" Four-Family Dwelling District

SITE SIZE: 50 feet by 140 feet

LOCATION: On the west side of Emporia, in an area north of 10th Street (1127 N. Emporia).

PROPOSED USE: Group home for up to eight pregnant girls.



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 28.04.185.1 can be complied with.