

BZA RESOLUTION NO. 19-91

WHEREAS, Riverside Christian Church, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a preschool for 22 children on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Odd Lots 97 through 109, Litchfield Avenue, Riverside Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Litchfield and Harrison (1001 Litchfield).

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 27, 1991, 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 a preschool for 22 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.

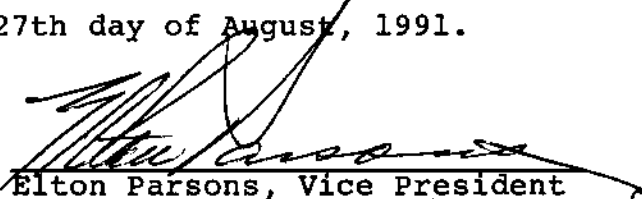
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit a preschool for 22 children on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Odd Lots 97 through 109, Litchfield Avenue, Riverside Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Litchfield and Harrison (1001 Litchfield).

subject to the following conditions:

1. The preschool shall comply with the regulatory requirements of the state and local Health Departments and with the building and fire safety regulations of the City and State.
2. The maximum number of children shall not exceed 22 at any one session.
3. Parking shall be provided and maintained in accordance with City code.

ADOPTED AT WICHITA, KANSAS, this 27th day of August, 1991.


Elton Parsons, Vice President

ATTEST:


Louise Olivarez, Secretary

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 27, 1991

Riverside Christian Church
Robert Ely, Pastor
1001 Litchfield
Wichita, KS 67203

Re: BZA 19-91 - Exception to permit a preschool for 22 children
on property zoned the "A" Two-Family Dwelling District,
located on the northwest corner of Litchfield and Harrison
(1001 Litchfield).

Dear Pastor Ely:

Enclosed is a signed copy of the above-referenced BZA resolution
adopted by the Board of Zoning Appeals on August 27, 1991. This
resolution reflects the official action of the Board to grant
your request and sets out the conditions of approval. It is
forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be
removed from the property. If you have any questions concerning
this matter, please contact our office.

Sincerely,


Louise Olivarez, Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Kathie J. Dyer, 3027 Benjamin Ct., 67204
Carmen Greenup
Paul Hays, OCI
Lance Flowers, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk

BACKGROUND: The applicant, Riverside Christian Church, is requesting a use exception to permit a preschool to be operated within their existing church facility at the northwest corner of Litchfield and Harrison. An existing room on the west side of the building will be used to accommodate 2 sessions (M-W-F 9-11:30 a.m. & T-Th 9-11:30 a.m.) with no more than 22 children per session. In accordance with state and local Health Department licensing regulations, children attending a preschool must be between the ages of 2½ years and kindergarten age (usually 5 years). Meals are not served. Because of the limited hours per session, an outdoor play area is not required and is not proposed at this time.

A 15-car parking lot exists just north of the church building which should be sufficient to accommodate the parking needs of this preschool. By code, the parking requirement is only one space per employee, plus one space per vehicle used in the operation of the preschool (none in this case), plus one space for each ten children beyond the first twelve in attendance.

The Health Department, Central Inspection and the Fire Department have evaluated the property for use as a preschool and have given tentative approval. This use exception must be approved before the preschool can be licensed.

The site is in an older, well-established residential neighborhood where one- and two-family dwelling units are the predominant uses on 50-foot by 140-foot lots. There are, however, several churches, apartment or condominium complexes, a public elementary school (Riverside Elementary), and even a few light commercial and legal nonconforming office uses peacefully co-existing in the neighborhood.

ADJACENT ZONING AND LAND USE:

NORTH	"A"	Two-family dwelling
SOUTH	"A"	One-family dwelling
EAST	"A"	One-family dwellings
WEST	"A"	One-family dwellings

RECOMMENDATION: Should the Board determine that a preschool is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The preschool shall comply with the regulatory requirements of the state and local Health Departments and with the building and fire safety regulations of the City and State.
2. The maximum number of children shall not exceed 22 at any one session.
3. Parking shall be provided and maintained in accordance with City code.

JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in 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.