



Wichita-Sedgwick County Metropolitan Area Planning Department

January 25, 2016

Elite USA LLC
1109 S. Rock Rd.
Wichita, KS 67207

Re: BZA2016-04: City Administrative Adjustment to reduce the rear setback from 20 feet to 16 feet in SF-5 Single Family Residential zoning.

Legal Description: LOT 15, BLOCK 5, BELLE TERRE SOUTH ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located northwest corner of Grand Mere Court and Grand Mere west of 159th Street East and north of Kellogg (101 S. Grand Mere Ct.)

Dear Applicant,

We reviewed your request for a Zoning Adjustment to reduce the rear setback (north property line) from 20-feet to 16-feet to build a new residence approximately 60-feet deep by 68-feet wide per the site plan. The Unified Zoning Code (UZC) requires a 20 foot rear setback in SF-5 zoning.

Section V-1.2.a of the Unified Zoning Code allows an administrative adjustment to reduce rear yard setbacks by up to 20%. We find that reducing the rear yard setback by 20% as proposed meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The building location should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the building location; sufficient separation between the buildings will be maintained, adequate street visibility is maintained for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The rear setback reduction for a new residence will be compatible with existing and permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact to the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

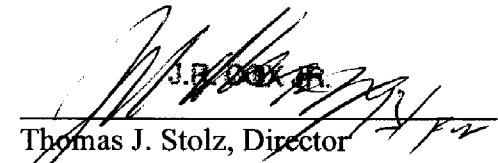
www.wichita.gov

Our signatures below indicate that a Zoning Adjustment to reduce the rear setback from 20 to 16 feet is hereby granted, subject to the following conditions:

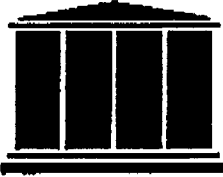
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the house addition as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The applicant shall obtain a building permit and complete construction within one year of the administrative adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, Community Services Representative District II



ELITE USA LLC Construction

Elite USA LLC Construction
1108 S Rock Road
Wichita, Kansas 67207
Phone (316) 806-6060

SITE PLAN

101 Grand Mere Ct.
Wichita, Kansas

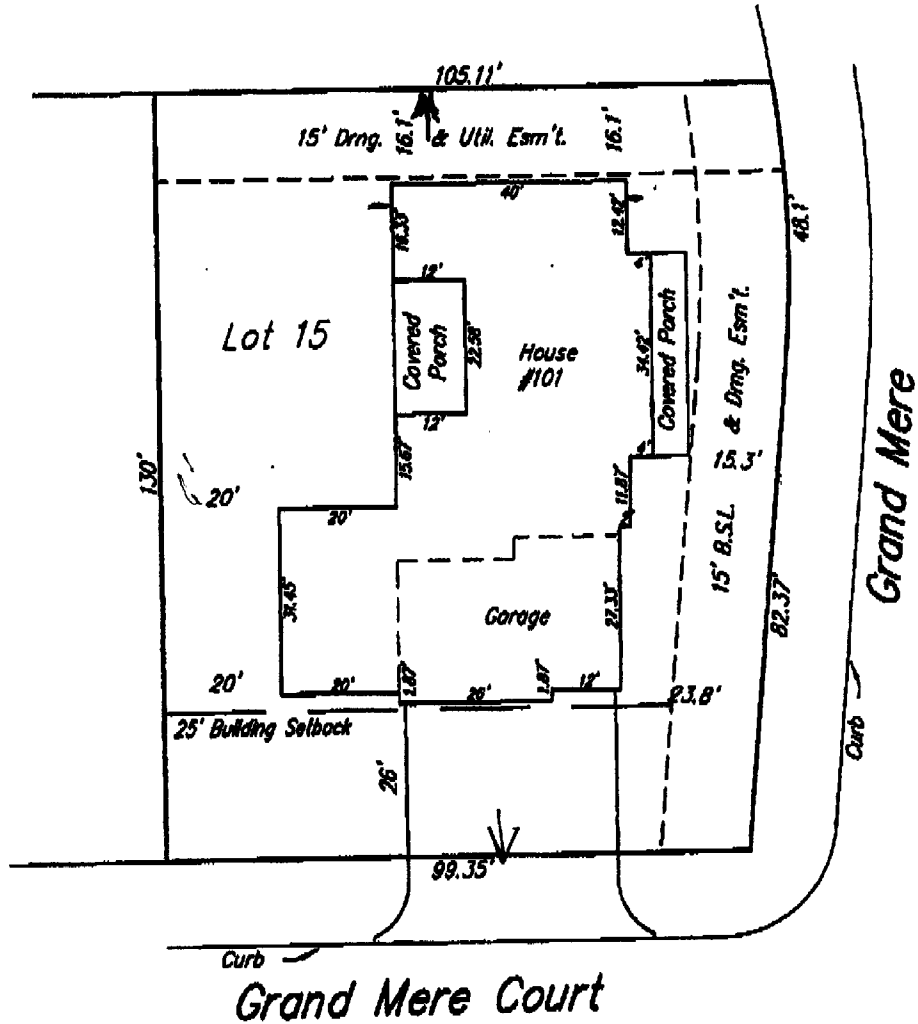
LOT 15, BLOCK 5,
Belle Terre South Addition
Wichita, Sedgwick County, Kansas

SITE PLAN

APPROVED *[Signature]*



1" = 30'



Savoy Company, P.A.
Land Surveyors

433 A Spiveville Wichita, KS 67211-3101

OWG-NAME: Lot 15--SP

16AA115823 SP