

PROPERTY DESCRIPTION:

Civic address: 4838 Bassett Avenue, Okanagan Falls, BC, V0H 1R2

Legal Description (e.g. Lot, Plan No. and District Lot):

Similkameen Division Yale, District Plan EPP69000, Lot 6, District Lot 374

Current land use:

Vacant lot - Building permit application in progress

Surrounding land uses:

Residential

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Zoning Bylaw: 2455 - Low Density Residential Two Zone (RS2)

Section No.: ^(6.2.5 a) 1) ~~11.2.6~~ - Minimum Setbacks, Front Parcel Line

Current regulation: Principal Buildings: 7.5m

Proposed variance: Principal Buildings: 5m

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

I am requesting the front setback to be reduced to 5 meters to allow for a comfortable addition of a deck to the rear of the house, while also incorporating the carport footprint at the entrance.

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

I would like to build a single dwelling house on my parcel of land, designated as RS2, situated in a cul de sac. I would like to have a deck at the rear of the house which faces Skaha Lake and a carport facing Bassett Ave (front of the house). The rear property line borders a sloped area and the sloped area fills a majority of the rear setback, and is not suitable for development. Currently, the land parcels to the west and east of my property are vacant. There is one house on the opposite side of the cul de sac and it faces my property.

Due to the extreme slope of a vacant lot, also on the opposite side of the cul de sac, it can be foreseen that a builder may also require a variance to their front setback. McElhenny Consulting proposed an engineering report in 2016 noting this possibility. Therefore it may be unlikely that my request for a setback variance would cause an unusual street scape. My land parcel is somewhat oddly shaped, thus the front and rear setbacks oddly impact the building footprint. A revision to the front setback would allow for a comfortable addition of a deck to the rear of the house and avoid any disturbance to the rear slope. This would also help avoid any prohibitive engineering costs.