



NORMAN  
GODDARD  
architecture  
Ltd.

July 16, 2021

Mr. Timothy Donegan  
Planning Technician  
Regional District of Okanagan-Similkameen  
101 Martin St  
Penticton BC

Dear Mr. Donegan,

Re: 136 Ritchie Ave, Naramata variance application

On behalf of the owners of the above-listed property, we are respectfully submitting a development variance application to permit the construction of a new single-family dwelling. The proposed two-storey dwelling contains a secondary suite as well as a parent's bedroom. The proposed home will replace an existing cabin that has been used by the current owners for over 15 years. The deteriorating septic field will be replaced by an engineered 'type 3' system. The owners of the property are committed to maintaining the unique character of Naramata with this project. The building facades are articulated and material carefully patterned to create a 'modern farmhouse' style building. A side yard variance from 3.0m to 2.0 m and a rear yard variance from 7.5m to 3.13/ 5.5 m are requested as indicated on the enclosed architectural plans. As well, a height variance from 10.0m to 10.77m (2'6") and a site coverage variance from 35% to 39.3%. The variances are required to create a flexible, multi-generational, year-round home for the property owners. A landscape plan with proposed planting material is also enclosed for your review. As well, colour renderings of the proposed home will be submitted to the RDOS within the next two weeks. Secondary Suite parking is to be located from the lane to the rear garage door.

Thank you for your assistance to date on this project; if you require additional information, please do not hesitate to contact our office.

Yours truly,

Norman Goddard  
Architect AIBC