

PROPERTY DESCRIPTION:

Civic address: 815 Beeche Rd Naramata BC V0H 1N1

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

Block 143, Plan KAP575, District Lot 210 SD4 D

Current land use:

agriculture / workshop.

Surrounding land uses:

agricultural

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: ~~A-1~~ 2800

Section No.: 7.1.3 ~~2800 section~~

Current regulation: "accessory building shall not contain a deck"

Proposed variance: "accessory building may contain a deck"

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")

to extend existing deck from 3' to 8' as initially intended.

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:

Our workshop requires a larger deck for the safety of our workers carrying materials to and from the upper floor of our workshop.

We decided to access the upstairs from an outside stair case rather than build one inside to maximize the space on the bottom level in order not to create a larger structure in consideration for the aesthetics for our neighbours. Since this is our only access upstairs we need a safe landing to ~~access~~ set down materials and open the door. The deck already exists, so it would just extend outwards and not affect the neighbours or streetscape in any way and look consistent with the design of the building. The building is also set back far on our property and the deck extends towards ~~at~~ our vineyard.