



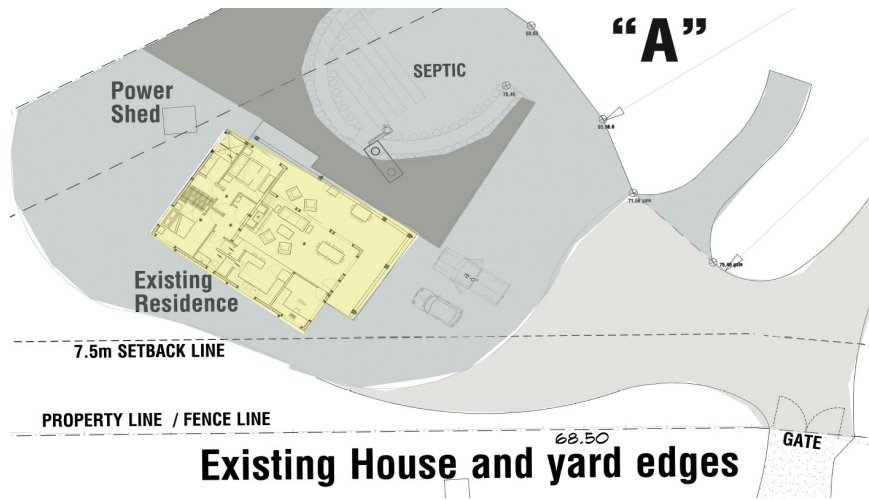
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**DVP Rationale for reduced front yard setback 453 Eastview Road, Kaleden**

**Project Background**

A single family home currently exists at this property and my clients contracted me to design a new 4 bay garage to sit nearby the home, running parallel to the front yard property line. The proposed siting of the garage allows the use of the existing driveway and the overhead bay doors will be facing into the lake rather than at the road. (shown in great detail on attached pdfs) A turning and backing area is proposed on the lake side of the garage to avoid multiple vehicles backing onto the roadway (if the overhead doors were facing the road) This layout is far safer and allows the use of the existing driveway. Note there is also weather monitoring equipment in the area we would need to place the driveway if it were to back on to the road.

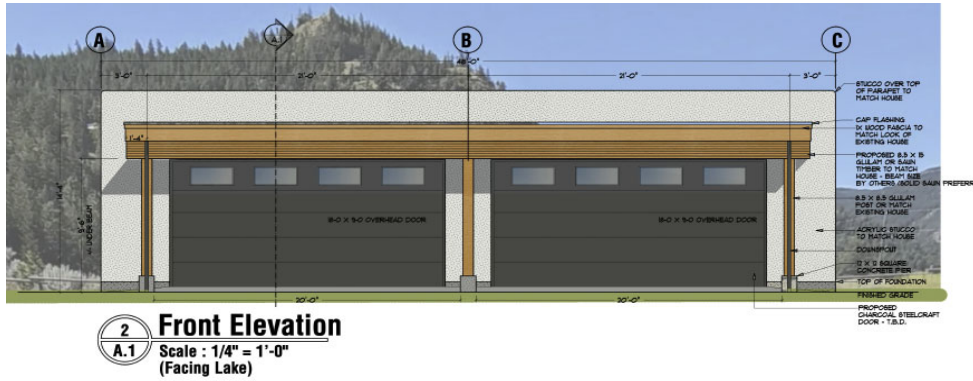
Below is the existing home site with no garage.



Aerial view of home (circled in red / driveway access marked with "x")



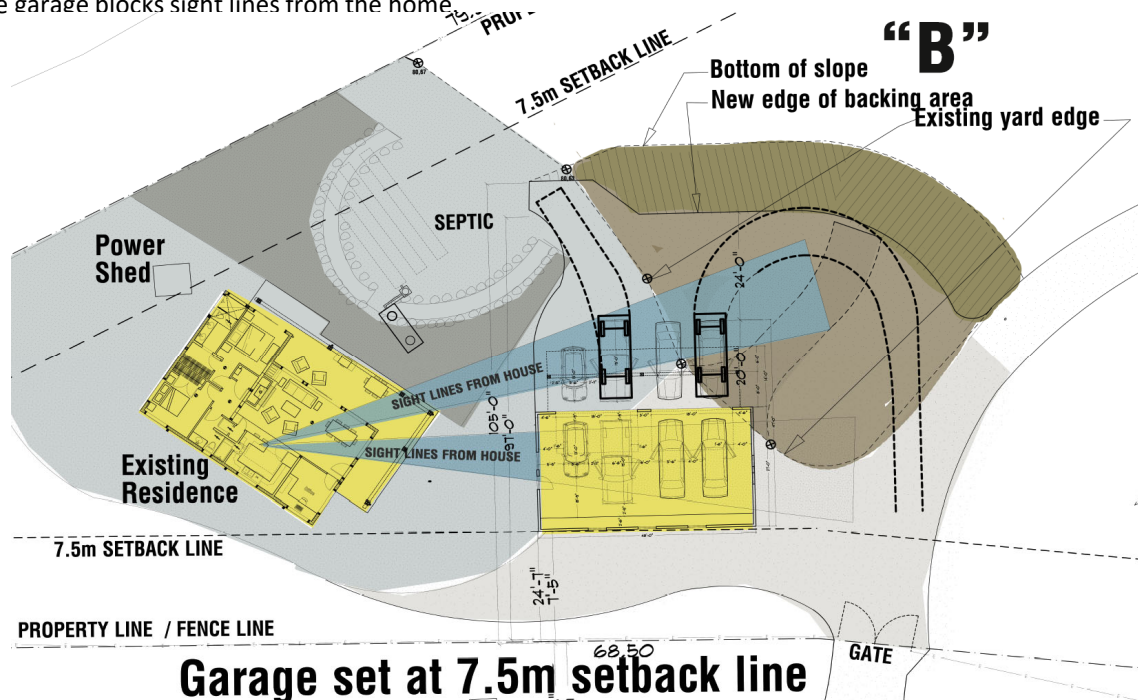
Elevation view of garage - note that doors will be facing lake and style is to match that of existing home. (building plans for garage are also attached to application)



Existing home - facing lake

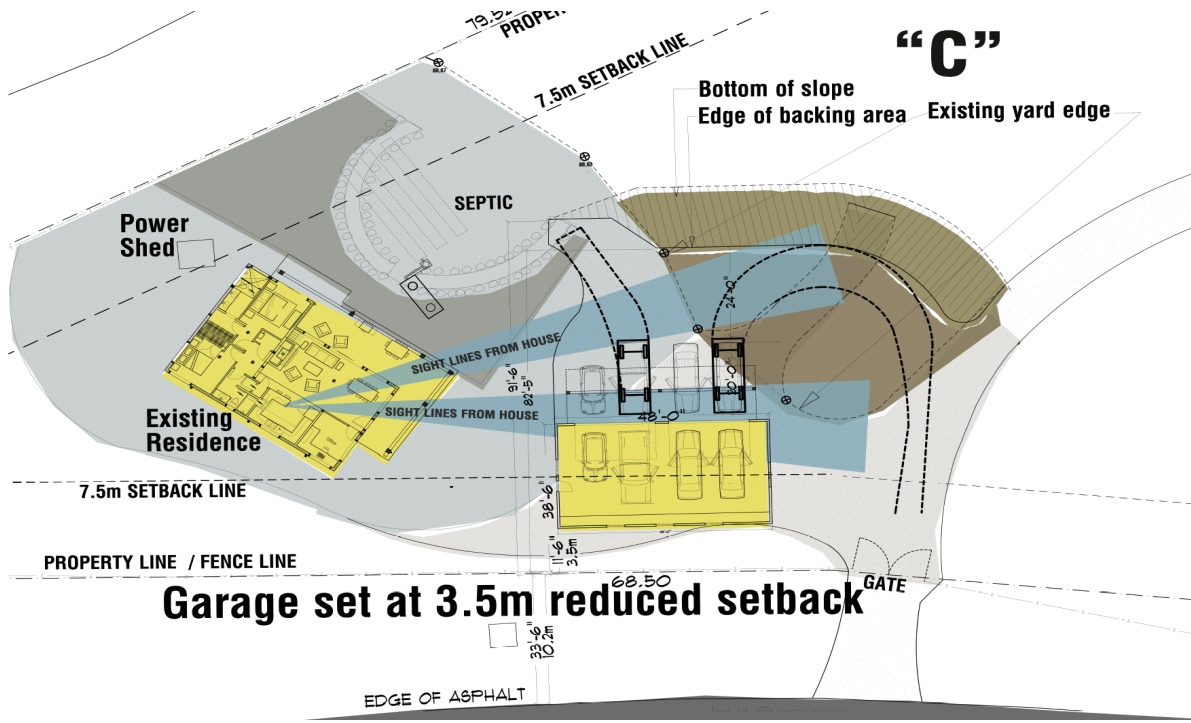


**Garage location if placed at required 7.5m setback** - while this could be made to work, a tremendous amount of fill is required to create the backing / turnaround area (there is a very large bowl to be filled - see "new edge of backing area") and the garage blocks sight lines from the home.





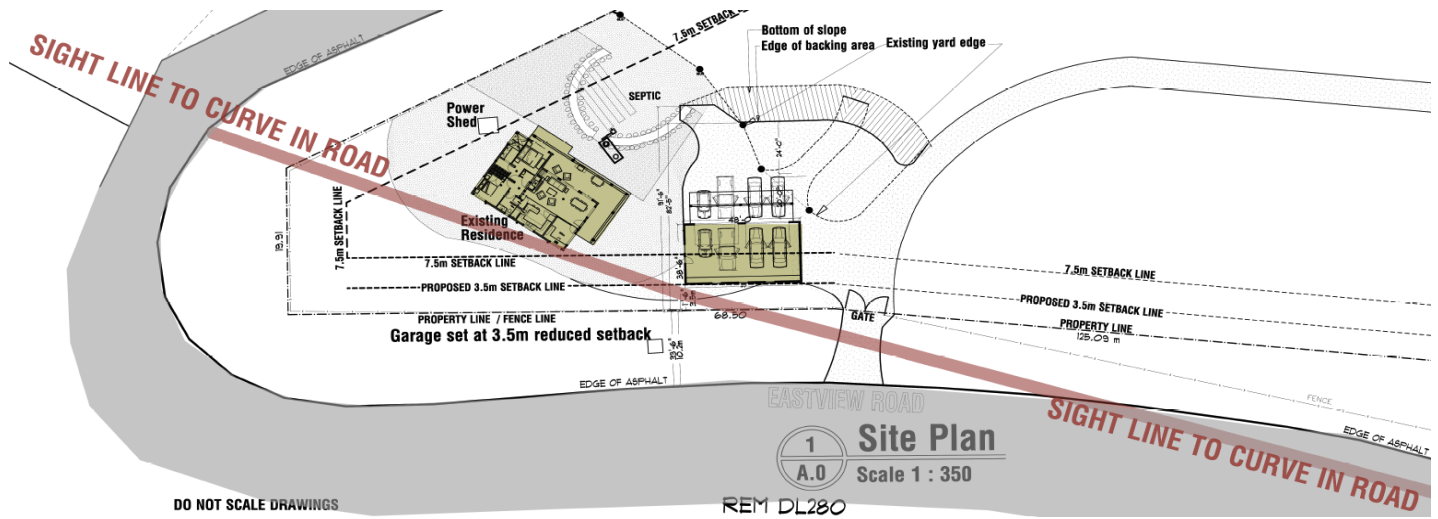
**Garage location if placed at proposed 3.5m setback** - while it may not appear to be a tremendous change, allowing the home to move 4.0m (13'-6") closer to the road, nearly 40% of fill is reduced. This is an **enormous** cost savings and maintains more of the natural character of the site. Sight lines from the house across the property are far less affected and the garage is no longer crowding the rear yard. It is far more aesthetically pleasing and quite simply a better design layout. Please note that the existing edge of road is still 10.2m from the property line which puts the closest corner of the garage at minimum 13.8m (45'-3") from edge of pavement.



Below is a rear aerial view - yellow is approximate proposed garage size & location. Green area ahead of it is fill area. Please note the bowl area in front of the green square; the amount of fill increases dramatically as we push past this toward lake. In addition, note there is no negative impact to the roadway having the garage here. Sight lines are not affected. (see next pg)



Image below shows sight line down Eastview road (shaded in gray). Traffic can still see clear across the property behind both buildings all the way to the curve heading down towards the lake.



While I have provided many perspectives, this image most clearly shows how little impact the garage placement has on the roadway and adjacent properties. The area circled in red is the bowl area we are aiming to avoid filling.



In summary, we have considered:

**-is this variance consistent with the purpose of the zone ?** While the the 7.5m setback would best apply to keeping larger farm type structures away from property lines, this is a 10ft flat ceiling personal garage. The scale of the bulding would have little impact if it moved 4.5m closer to the property line. Again, as noted above, it is still 13.8 from road way.

**-is this variance addressing a physical constraint with the site?** Yes. Granting this variance would avoid filling a large bowl area to create parking and maintains more of the natural character.

**-is strict compliance with the zoning unreasonable or un-necessary ?** While we don't disagree with the intent of the setback, meeting it in this instance, while not unreasonable is borderline unrealistic due to cost. It really is unnecessary in this instance to meet it as noted in all the above.

**-will te proposed variance unduly impact the character of the streetscape or surrounding neighbourhood ?** Not at all. (see image above) We did carefully consider the location in an attempt to meet the criteria but it is not feasible.

Based on all the above, I expect I have covered all required criteria and greatly appreciate your consideration in allowing this variance. I am open to any suggestions or questions during the review process & am certainly willing to look at making an adjustment to the amount varied if need be; however this is most ideal and of great benefit to the project.

Please don't hesitate to contact me with questions at any time. I can also provide more information or drone imagery of the site if it helps to visualize.

Thank you.

Sincerely,

Dave Sutton (building designer)

Ironwood Residential Design

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