

PROPERTY DESCRIPTION:

Civic address: 4057 PRINCETON SUMMERLAND RD

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

LOT A, PLAN KAP 1279, DISTRICT LOT 2086

Current land use:

RESIDENTIAL

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

Section No.: 11.2.7

Current regulation: 4.5m

Proposed variance: 5.3m

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 ALLOW FOR 9' HIGH GARAGE DOORS AND AS THE
LAND STEPS UP ON THE RIGHT SIDE TO ALLOW FOR
8' HIGH WALLS

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:

The property slopes up fast on the west side and we can't move building closer to the house. If we don't raise the building height, we will only have 6' ceiling on the west half of the shop.

The height we are asking for does not in any way effect anyone else in the neighbourhood. In fact the roof will still be below the road.