

PROPERTY DESCRIPTION:

Civic address: **7002 Indian Rock Road, Naramata, V0H 1N0**

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

Lot 1, DL's 212 and 391, SDYD, Plan KAP51731

Current land use:

Single family residential

Surrounding land uses:

Single family 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:

Section No.:

Current regulation:

Proposed variance:

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 a small addition required to create a new front entrance and set of stairs to the second storey.

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 proposed addition is required to create a new front entrance and access to a secondary suite above. Currently there is no front door on the front elevation of the house. The proposed renovation includes a secondary suite upstairs and this is the only place that makes sense to add a front door and access to upstairs. Given the size of the parcel and absence of neighboring structures we believe the proposed 3.12m should be sufficient. The proposed addition is not visible from the street and would not impact the site lines of any neighbor's.