



February 15, 2024

Ms. Shannon Duong  
Senior Planner  
Regional District of Okanagan Similkameen  
171 Martin St  
Penticton BC

Dear Ms. Duong,

Re: Bord of Variance application for a constructed single-family home at 136 Ritchie Ave, Naramata

On behalf of the owners of the above-listed property, we are respectfully submitting the enclosed variance for your review. As previously discussed, this variance application is to increase the 2021 variance-approved parcel coverage of 39.3% to 50.4%, which was the parcel coverage area reviewed and approved during the building permit issuance process. This discrepancy was due to a clerical and interpretation oversight, and has subsequently been reviewed by RDOS staff and the applicant. As illustrated in the enclosed photographs, upon issuance of the building permit the house was constructed according to the approved plans. The supporting rationale for this additional variance request is as follows:

The requested variance would prevent the undue hardship of having to demolish the constructed South patio, cantilevers and entry roof. The zoning bylaw text description of parcel coverage did not mention inclusion of these items or reference supplemental information and RDOS staff did not indicate that they would be included. The parcel coverage determination for this single-family dwelling was approved through the 2021 variance process using the building footprint area of the home and was reviewed by RDOS staff at the time of application. Given this situation, we sincerely request that the Board consider and approve the parcel coverage as constructed.



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The development of a single-family, multi-generational home is in keeping with and appropriate to the RS2 guidelines. The exterior design and massing of the home compliments the neighborhood and allows for afternoon sun penetration across the 136 Ritchie site to the East neighbor.

The constructed home does not adversely affect the natural environment as the building footprint parcel coverage of 39.3% is less than the 40% currently permitted. Every effort has been made to protect existing vegetation and offer animal habitat refuge through enhanced landscape planting. There are no riparian concerns on this property.

The 136 Ritchie property abutts a lane to the South, a small, undevelopable septic lot the West and a single family home to the East. The constructed home does not substantially affect the use and enjoyment of adjacent land as the 136 Ritchie and the adjoining East property are separated by a new fence and an undevelopable 4.5m 'buffer' property between the adjacent lot and the 136 Ritchie property. The 136 Ritchie house, as constructed, is designed to create visual interest and not present a tall 'blank box' face to the East. Please note that the constructed house height conforms to the current RDOS zoning requirements.

The constructed house does not vary the permitted use or increase the density of the lot. The house contains three bedrooms, an aging-in-place room and a connected guest suite.

Thank you for your assistance to date with this issue. If you have any questions or require additional information, please do not hesitate to contact our office.

Yours truly,

Norman Goddard  
Architect AIBC