

PROPERTY DESCRIPTION:

Civic address: 3195 Bartlett Road

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

Lot A, Plan KAP47571, District Lot 210, Similkameen Div of Yale Land District

Current land use:

Single detached dwelling

Surrounding land uses:

Single detached dwellings

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: No. 2800, 2022

Section No.: 15.2.5a.4

Current regulation: 4.5 metre

Proposed variance: 0.25 Encroachment

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")

Our 1969 two story home has an existing (non-conforming) carport overhang.

At the moment a set of external stairs from the carport to the back door leads directly into our kitchen / dining room / living room with no 'buffer'.

As part of our planned renovation, we hope to build a small foyer that will make it possible for us and our guests to remove and hang outer wear / shoes before entering the 'heart' of our home.

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 majority of the proposed new foyer complies with existing zoning.

The very small section of the proposed new foyer that would encroach the set back will be built under the existing carport roof and will not require any changes to that structure.

We feel that strict compliance with the zoning regulation is 'unnecessary' given the pre-existing carport that likely was in place before the current zoning regulations.

Also, the proposed renovation will not impact the character of the streetscape or neighbourhood as it will be entirely enclosed in the existing carport.

In addition, the new entrance will make a big difference to our day to day lives as it will allow ground level access to our back door from the carport, as well as provide a place for shoes and outerwear to be removed and stored which will help keep outside dirt out of our main living area.