PROPERTY DESCRIPTION:

Civic address: 845 Kinney Rd, Naramata BC

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

LOT A DISTRICT LOT 210 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP139704

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: 2800,2022

Section No.: Minimum Rear setback for dwelling 16.2.5(a)(ii)

Current regulation: 7.5m

Proposed variance: Proposed setback 3.81m

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")

The proposed setback relaxation will allow for the construction of an addition to an existing single family dwelling. Due to the configuration of the existing dwelling and restrictive site conditions we are seeking approval to project into the rear setback.
Please see attached rationale letter for additional details.

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:

Please see attached rationale letter for additional details.