

PROPERTY DESCRIPTION:

Civic address: 19217 95th Street, Osoyoos

Legal Description (e.g. Lot, Plan No. and District Lot):
Lot #14, Plan KAP 2310, District Lot 24505

Current land use: Single Family Residence

Surrounding land uses: Single Family Residence.

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

Section No.: 16.2.5 a1

Current regulation: 7.5 meter set back

Proposed variance: Front Parcel Line - 4.51 meter
(measure to roof)

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")

3 Bay Garage (attached to House)

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:

- Yes, as a Single Family Home, the General Purpose is consistent with the intent of the Zone
- The Proposed Variance Does not address a physical or legal constraint on the site.
- In our opinion, the 7.5 meters off our Property Line is unfair, this Distance does not Allow us to build our Garage Proportionately to our home and Lot Size as well as our needs.
- Our application will not unduly impact the neighbourhood, if anything it will enhance the neighbourhood by us upgrading our 1988 home to today's standards and appeal.
- Neighbouring Home's Have Garages Closer to Road Way