

6851 INDIAN ROCK RD, NARAMATA.

Development Variance Permit Application

Requested Variance: Front setback 7.5m to 1.5m

1. The requested variance meets the criteria because of the unusual situation of the site and hardship due to the unique physical limitations of the property. Due to the steep slope, it may not be safe to construct the house following the same setback rules as a property on flat and stable land. The hardship is due to the site's steep slope and more than 10 meter significant drop off at the rear of the property, therefore we need to push the house envelope up closer to the road. Decreasing the front setback will ensure the house does not encroach in the water course development guidelines. (15m)
2. The requested variance meets the criteria because the proposed development will not interfere or adversely affect our neighbors, infact instead this variance will benefit them as our house closer to the road ensures the dwelling to not impact our neighbors view. Our neighbors (6857 Indian Rock Road) are aware and are grateful we are proposing to build closer to the road because that protects their view. We don't have a neighbor on the other side as it is bare land.
 - a. Our neighbors are supportive of this variance. Documents attached.
3. The requested variance is a solution to an unusual set of circumstances because of the site's irregular shape, narrow frontage, steep slope, and over 10 meter land drop off at the rear of the property. The current zoning restrictions applied to this property interfere with our reasonable use of the property (to build a 2 story house) considering the unique setting of the property and its environment due to the nature of the site's slope.
4. The variance to move the house closer to the road (front setback 7.5 meters to 1.5 meters) is the best and safest (and most respectful to the neighbors & riparian area) solution for the proposed development after all other options have been considered due to the physical constraints of the site. Our front property line is already significantly far back from the road in comparison to the other lots. Our parcel line to the pavement road is 18 meters which is 10 meters more than other lots in the neighborhood. For example, house #6881 is 7.5 meters. Therefore, the variance would allow us to be closer to the road, just as other lots in the neighborhood. This variance ensures the respect to the environmental guidelines and water course development.
5. The variance requested is to guarantee no negative affect to the natural site characteristics or environmental qualities of the property. Decreasing the front setback and allowing the house envelope to be closer to the road allows the dwelling to be further from the water course development and environmental slope.

Requested Variance: Side setback ~~4.5~~³m to 1.5m

1. The requested variance meets the criteria because of the unusual situation of the site and hardship due to the unique physical limitations of the property. Due to the narrow lot, we are requesting the side setback from ~~4.5~~³ meters to 1.5 meters. Our lot is narrow compared to our neighbor (their frontage is 23 meters and ours is 16.5 meters). The proposed setback of 1.5 meters still meets the fire hazard safety code).
2. The requested variance meets the criteria because the proposed development will not interfere or adversely affect our neighbors. Our neighbor had to angle their house to get the view, and we are disadvantaged because we are accommodating the design to fit.
 - a. Our neighbors are supportive of this variance. Documents attached.
3. The requested variance is a solution to an unusual set of circumstances because of the site's irregular shape and narrow frontage.
4. The variance is the best solution for the proposed development after all other options have been considered due to the physical constraints of the site.
5. The variance does not negatively affect the natural site characteristics or environmental qualities of the property.