## CITY OF KELOWNA MEMORANDUM

ATTACHMENT A
This forms part of application
# DVP18-0216
City of
Planner Initials
BC
Kelowna

Date: November 9, 2018

**File No.:** DVP18-0216

**To:** Community Planning (TA)

From: Development Engineering Manager (JK)

**Subject:** 2428-2430 Richter Street

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the rear yard setback from 7.5m required to 3.05m existing for an addition to a single family dwelling, does not compromise any municipal services.

James Kay, P. Eng.

Development Engineering Manager

JA





October 11, 2018

City of Kelowna **Urban Planning Department**1435 Water Street
Kelowna, BC

## RE: Application for a Development Variance Permit to reduce rear yard from 7.5m Required to 3.05m Proposed at 2430 Richter Street

Dear Urban Planner:

We are planning to construct a new solarium/dining room to connect an existing carriage house to the existing dwelling located at 2430 Richter Street in order to create one building. This new link will be designed with easy access to both the former carriage house and the dwelling. The current home is quite small and the additional space will increase the liveability of the dwelling.

The existing carriage house was constructed sometime around 2003 as a full 2-storey building with a flat roof, a configuration that does not comply with current zoning bylaw regulations. By connecting the two buildings, the former carriage house becomes part of the principal dwelling and former carriage house becomes a secondary suite. In this configuration, the resulting building height would meet current zoning bylaw regulations of  $2 \frac{1}{2}$  storeys in height, up to a maximum of 9.5m.

However, when the existing carriage house is attached to the principal dwelling, the required rear yard setback would have to be 7.5m. As the existing carriage house has a rear yard setback of only 3.05m. this application for a Development Variance Permit has been made to vary the rear yard setback from 7.5m required to 3.05m existing.

The existing free-standing garage is to remain and will provide parking for two vehicles. The space between the existing garage and the former carriage house is large enough to provide access to two tandem parking stalls.

This area has a good mix of single family, and dwelling with secondary suites in the area. The area is close to multiple bus routes and transportation options. The proposal to connect the buildings increases the liveability of the existing dwelling and retains existing housing stock while legalized a non-conforming carriage house. Please support this project.

Regards

Birte Decloux on behalf of Jen and Chris Roth

## GENERAL SPECIFICATIONS

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2430 RICHTER STREET

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0990

EXISTNG GARAGE TO REMAN

36 576

90 AUG 2018

RICHTER STREET

EXISTING DIVELLING TO REMAIN

TO BE REMOVED \* PROTOCOL Home Planning & Design

98.18m² 33.80m² 46.0m² 25.37m²

EXISTINÇ DIVELLING EXISTING GARAGE: 355 EXISTING CARRAGE LIQUSE: 4 PROPOSED NEW ADDITION 2

SITE COVERAGE

36 576

7 335

LUOYAJ

203. 35<sub>W</sub><sup>2</sup>

TOTAL BULDNG COVEREAGE

LOT AREA = 668, 904° 203, 354° / 668, 904° = 30% ALLOWABLE COVERAGE = 40%

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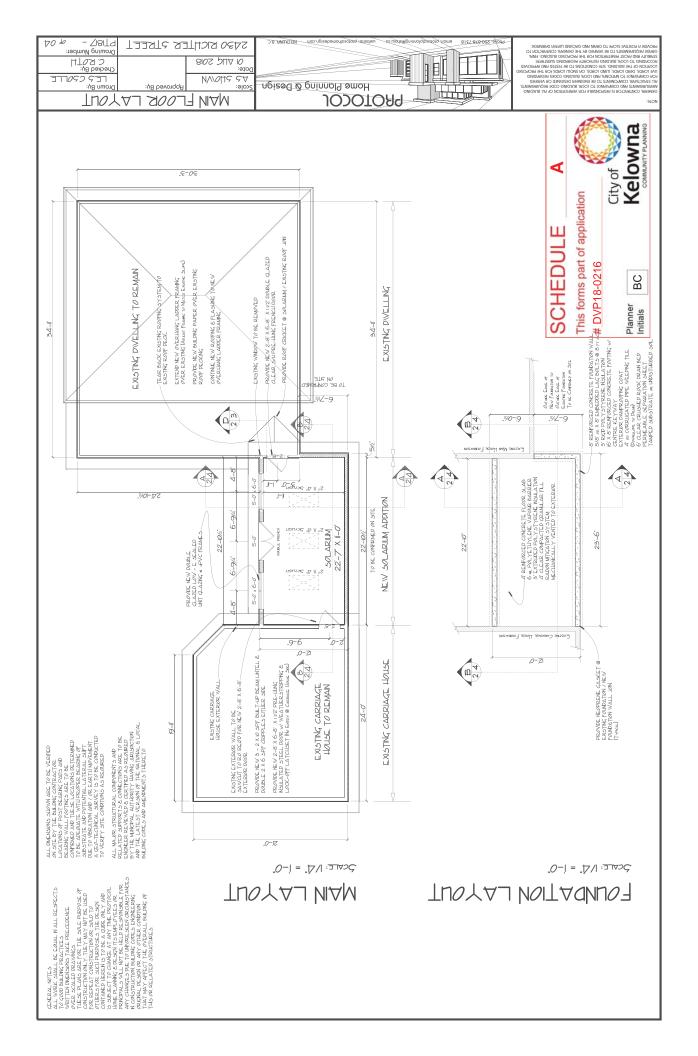
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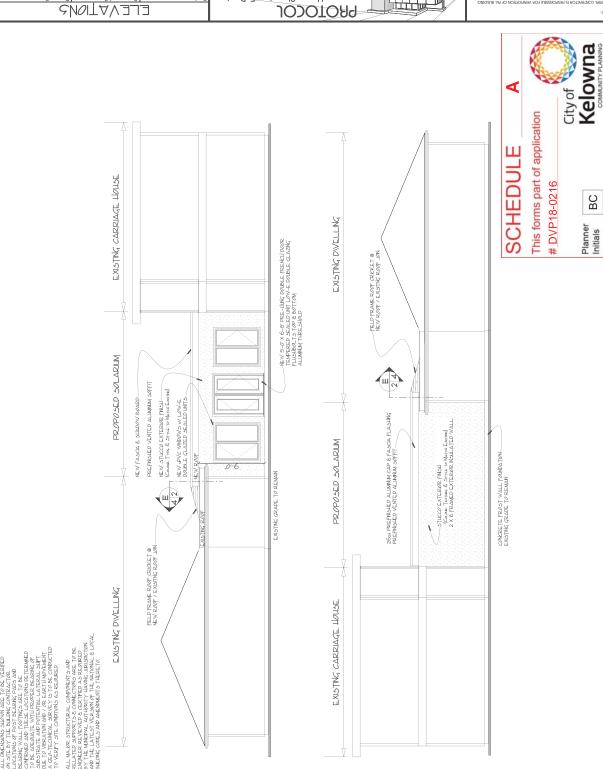
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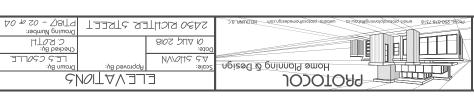
JO GONERA, WITC



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BC

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