
CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

DVP18-0216



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

BC

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



SCHEDULE	A
This forms part of application # DVP18-0216	
Planner Initials	<input type="text" value="BC"/>
 City of Kelowna COMMUNITY PLANNING	

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 ½ 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.

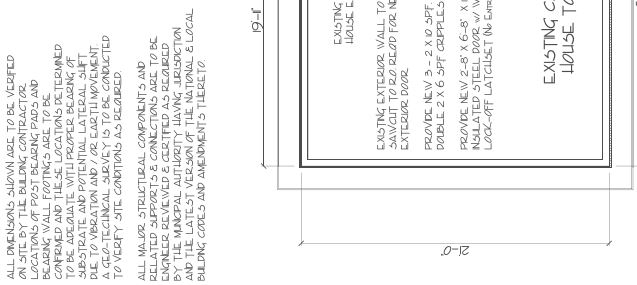
Regards

Birte Decloux on behalf of Jen and Chris Roth

GENERAL NOTES:
 ALL WORK SHALL BE EQUAL IN ALL RESPECTS
 TO THE ORIGINAL CONTRACT DOCUMENTS
 UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS SHOWN ARE TO BE VERIFIED
 ON SITE BY THE CONTRACTOR
 ALL WORK SHALL BE DONE IN ACCORDANCE
 WITH THE LATEST VERSION OF THE NATIONAL
 BUILDING CODES AND AMENDMENTS THERE TO
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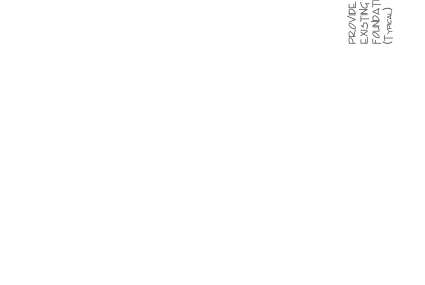
MAIN LAYOUT

SCALE: 1/4" = 1'-0"



FOUNDATION LAYOUT

SCALE: 1/4" = 1'-0"



Scale: AS SHOWN
 Date: 01 AUG 2018
 Drawing Number: PT187 - of 04
 Checked By: CPTU
 Drawn By: LES COLLE
 Approved By:

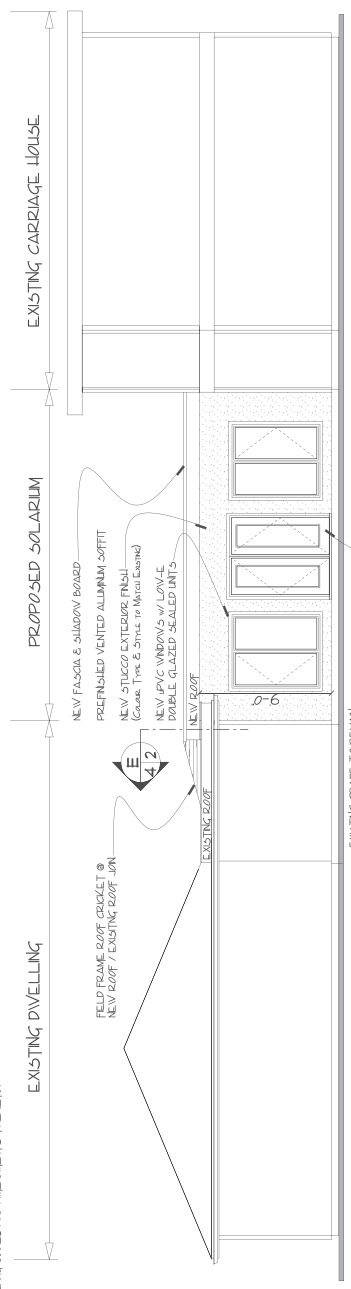
PROTOCOL
 Home Planning & Design
 Website: protocolhome.com
 Email: protocolhome@protonmail.com
 Phone: 850-878-7718
 Address: 2530 RILITER STREET, FT. LAUDERDALE, FL 33309

GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF BUILDING CODES AND AMENDMENTS TO LOCAL BUILDING CODES REGARDING STRUCTURAL CONCERNS TO BE ENGINEER DESIGNED OR APPROVED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

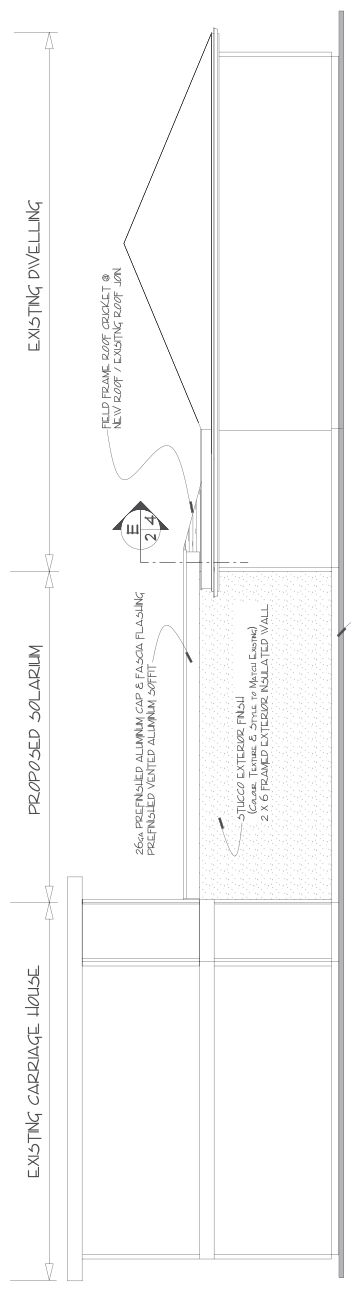
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FRONT ELEVATION (Solarium Front)
 SCALE: 1/4" = 1'-0"

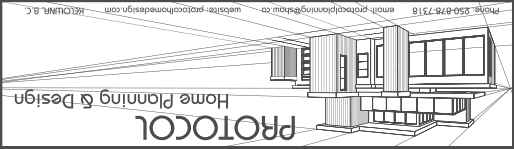


REAR ELEVATION (Solarium Rear)
 SCALE: 1/4" = 1'-0"



ALL DIMENSIONS SHOWN ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR. ALL DIMENSIONS SHALL BE EQUAL IN ALL RESPECTS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE EQUAL IN ALL RESPECTS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE EQUAL IN ALL RESPECTS UNLESS OTHERWISE SPECIFIED.

Drawn By: LE5 C50LLE	Checked By: C P2TU	Approved By: A5 S14WN	Date: 01 Aug 2018
Drawing Number: PT187 - 02 of 04		2430 RILITER STREET	



GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REGULATIONS AND CODES PERTAINING TO THE PROPOSED BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

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