



SITE PLAN
 SCALE: 1" = 20'-0"

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ZONING: RUI PROPOSED: RUC

SETBACKS (CARRIAGE HOME):
 ALLOWED PROPOSED
 FRONT: 6.0m 25.25m
 SIDE: 2.0m 2.82m
 REAR: 1.5m 21.20m

SETBACKS (EXIST. HOUSE):
 ALLOWED PROPOSED
 FRONT: 6.0m 6.78m
 SIDE: 1.5m 1.67m
 REAR: 0.9m 6.37m

SITE COVERAGE:

LOT AREA: 15,404 SF
PROPOSED AREA: 130.6 SF
COVERED AREA: 14%
PROPOSED AREA: 6,199 SF
(HOME, CARRIAGE HOME, GARAGE & PARKING)
COVERED AREA: 50% 40.2%

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SECTION LETTER
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 SCALE: 1" = 20'-0"
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 SITE PLAN

Letter of Rationale

Carriage house rezone

604 Greene Road



To whom it may concern,

Our clients would like to convert their existing accessory building, which currently houses a small home based business, into a carriage house. We are applying for a rezone to add the 'c' designation to this RU1 lot, to allow for the carriage house conversion.

We will not be changing the existing footprint of any building on site; the carriage house would be completely within the existing footprint of the accessory building. We also would not be seeking to vary any of the setbacks on the property, as the existing accessory building already sits within the appropriate setbacks, as defined by the City Zoning Bylaw, and explained in the Carriage Houses Bulletin received from the Building and Development Department.

As the accessory building is already being used for a small home based business, there is also already services, lighted pathways, and proper access, as will be required. We have noted the outdoor private space on the site plan, and all other elements of the landscape on the property will be remaining as they are currently. The invasiveness of this change would be extremely minimal, and outwardly there would be almost no change to how the property looks and functions.

Please see on the following pages a few pictures of the property in question, to aid in visualizing the plan.

We appreciate any further questions or discussion on the matter.

Thank you.

Kyle Turner

Operations Manager

Gord Turner Renovations Ltd.