

Supplemental Letter to support Rear Yard Variance permit.

We purchased this house in 2014 and expanded the bed and breakfast suite from 300SF to 706 SF. My wife and I live in the Suite and our daughter and 4 grandchildren live in the house. We have found the living/dining area of the Suite to be too small and we wish to expand the Secondary Suite's Living Room and Dining Room by 176 SF. Currently the Suite has a total square footage of 706 SF. The Living and Dining Rooms are located in the North end of the Suite, so the only logical direction to expand these areas is to the North which will require a variance for the Rear Yard Setback from 7.5M to 4.67/4.57M (varies). This will bring the total square footage of the Suite to 882 SF.

The current North elevation has 1x8 beveled cedar siding painted white and is 25'-4" in width with two Bay windows. The addition would move this wall to the North 8'-0" with a 1'-8" offset on each side for a total width of 22'-0". The existing Bay windows would be re-used. Due to availability, the finish of the addition would be 1x8 Hardie Siding painted white which would look similar to the Cedar siding.

Several years ago a 20' x 50' piece was taken from this lot and the lot to the East to create a Hammerhead at the end of Doryan Street. The City does nothing to maintain this Hammerhead. When we moved into the property, the portion of the Hammerhead adjacent to our property was full of compost, piles of dirt and weeds. We paid to have this portion cleaned up, debris hauled away and paid to have crushed gravel spread over the 20' x 50' area. We shovel this area in the winter and control the weeds in the area in the summer. This is the portion of the lot that the Suite is adjacent to and requires the rear yard variance. The Suite setback to the most northerly neighbour's property line would be 10.668 M (the rear yard setback plus the width of the hammerhead). On the Northern property line we have a five foot black chain link fence and an eight foot Pyramidal Cedar hedge which screens the Suite from the northern neighbours.

The neighbour's to the East are undergoing a large addition/renovation to their house and requested and received a rear yard variance from 7.5M to 4.5M from this same hammerhead at the end of Doryan Street.

The neighbour's to the West of us also have an addition/renovation being constructed to their house and suite. They too requested and received a rear yard variance from the required 7.5M to 2.44M. This variance is adjacent to our side yard.

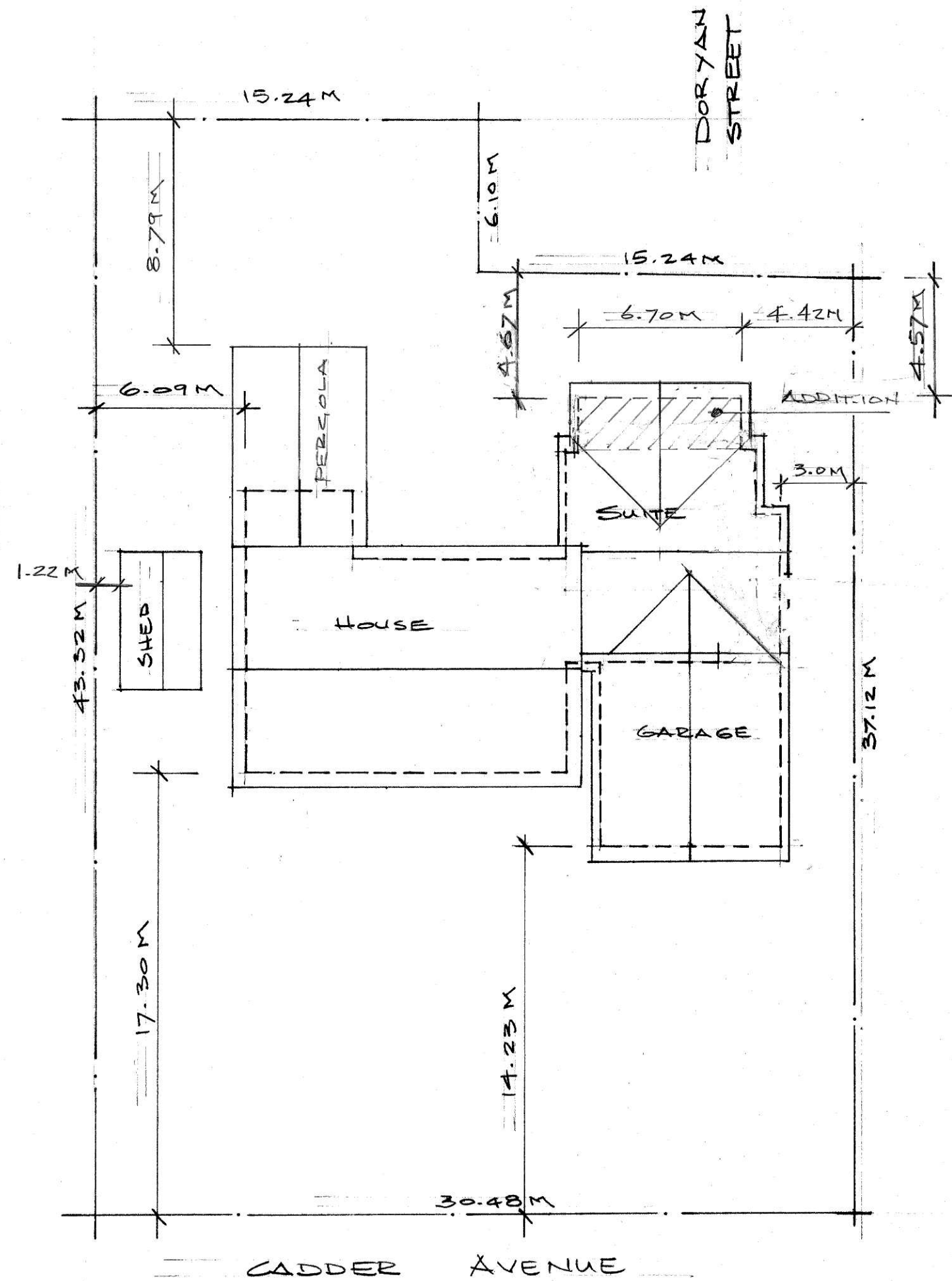
At the same time we want to adjust the fencing and landscaping to the North property line to have the parking stall, in the rear yard and behind an electronic gate. We have a serious issue with vehicle break-ins on Doryan. Late night miradors come down the street and enter vehicles parked on the street and in driveways. We have had our truck entered on three occasions and items stolen out of the truck.

Our lot is very well landscaped. With this addition, the lot will have site coverage of 23.1% compared to the permitted 40% and a total lot coverage of 34% compared to the permitted 50%.

Sincerely,

Gerry Fee
440 Cadger Avenue
Kelowna, BVC
250-860-4672

ATTACHMENT		A
This forms part of application		
# HAP19-0011		
Planner Initials	AJ	 City of Kelowna DEVELOPMENT PLANNING



440 CODDER AVENUE
LOT 6, BLOCK 8, PLAN 348
EXCEPT PLAN 10478

SITE PLAN

SCALE : 1:200

SITE AREA - 1227.43 m²

HOUSE - 111.85 M²

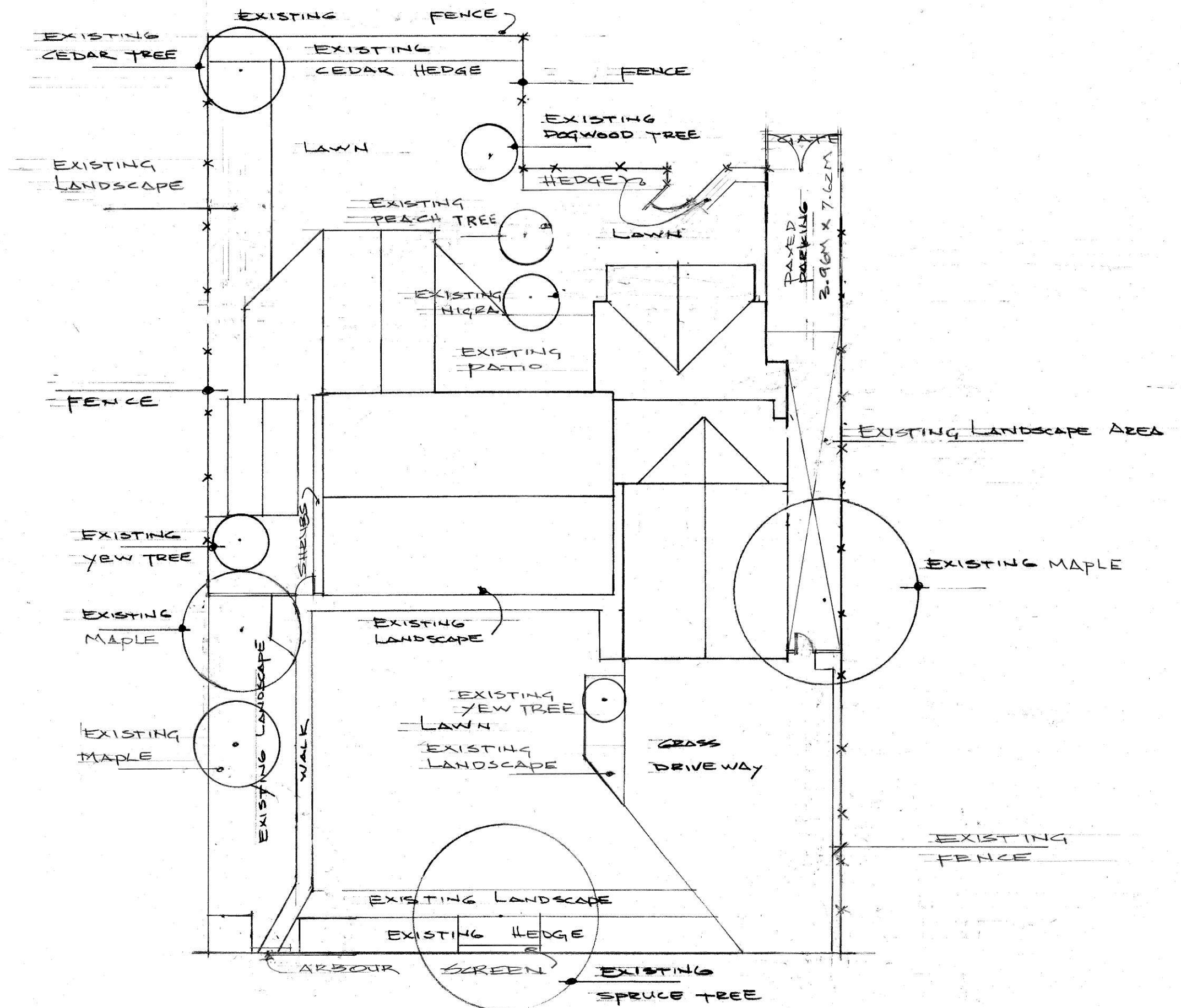
SUITE - $65.58 \text{ M}^2 + 16.35 \text{ M}^2 = 81.93 \text{ M}^2$

GARAGE - 46.16 M²

34ED - 18.39 M²

PERGOLA - 25.39 m²

SITE COVERAGE - $283.72 / 1227.43 = 23.11\%$



LANDSCAPE PLAN

SCALE: 1:200

PATIO - 50.54 M²

WALKS - 60.16 M²

PARKING - 22.30 M²

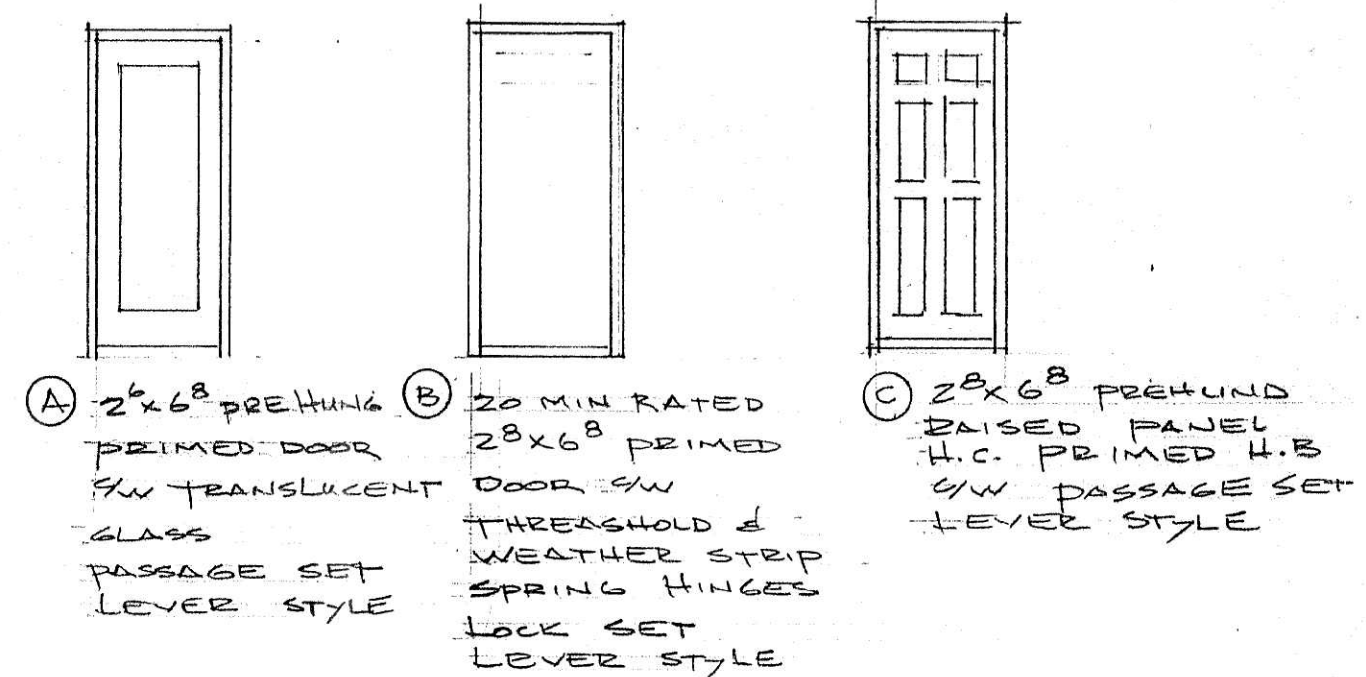
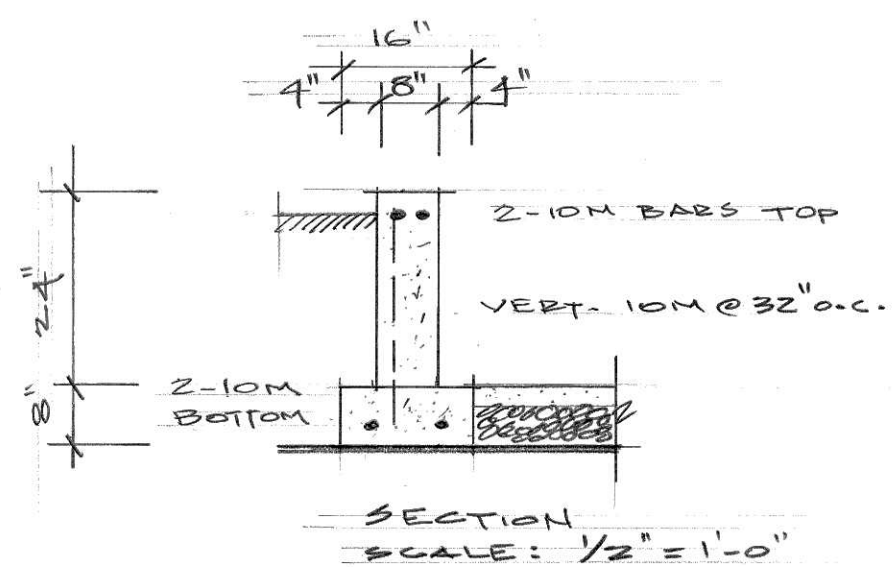
TOTAL - 133 m²

TOTAL SITE COVERAGE

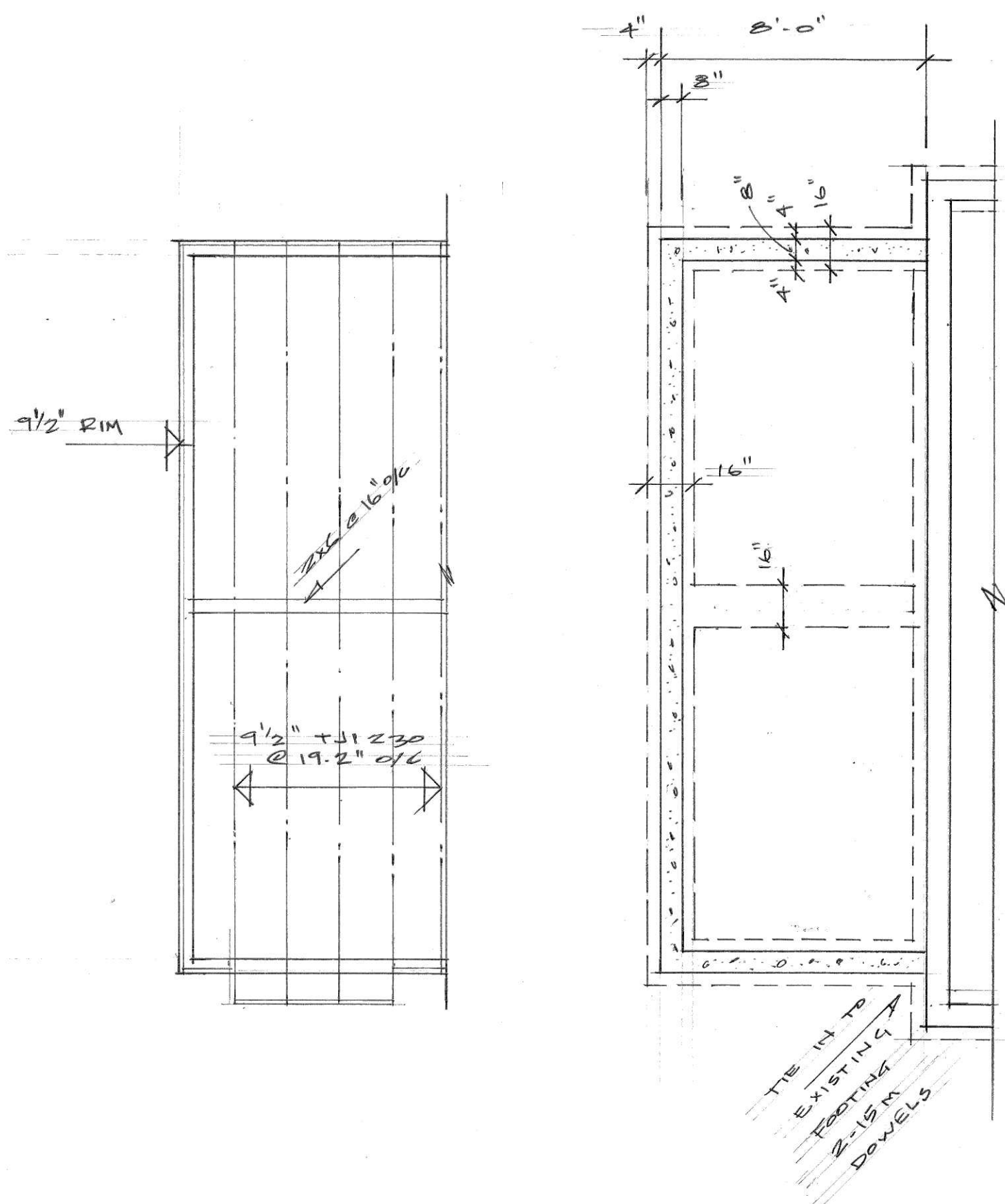
$$283.72 + 133 = 416.72 / 1227.43 = 34\%$$

SECONDARY SUITE
ADDITION
440 CADDEN AVENUE

SHEET 1 of 3

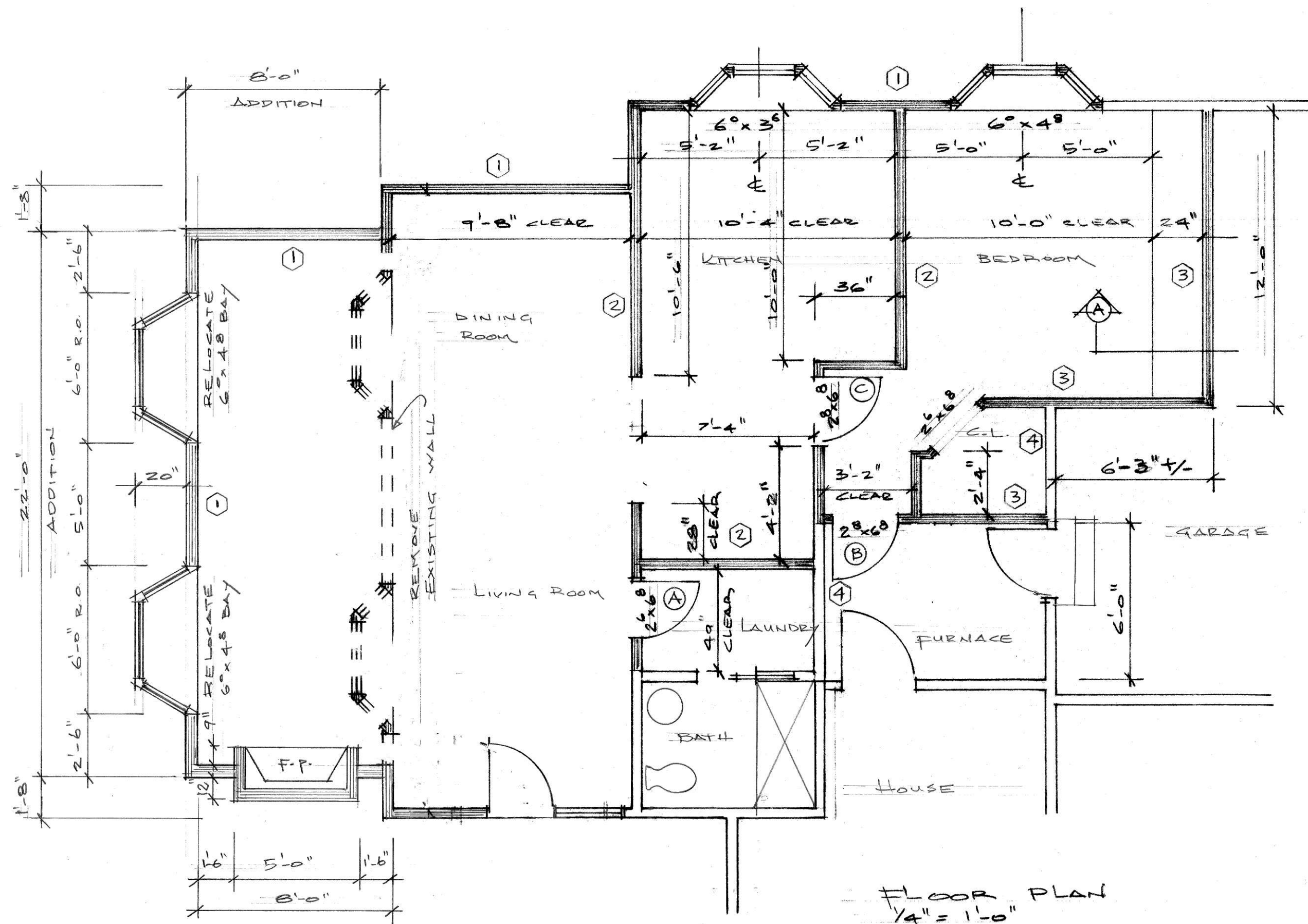


DOOR SCHEDULE



FLOOR FRAMING
SCALE: $\frac{1}{4}" = 1'-0"$

FOUNDATION PLAN
SCALE: $\frac{1}{4}" = 1'-0"$



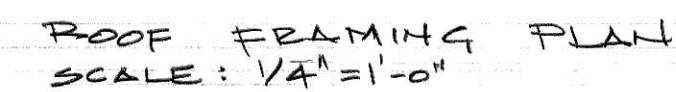
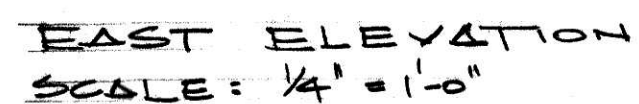
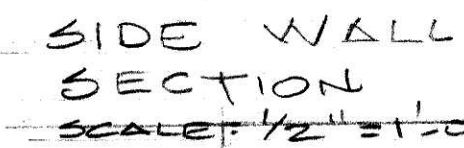
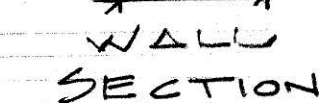
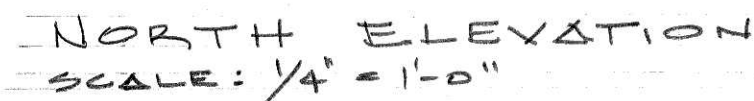
FLOOR PLAN
1/4" = 1'-0"

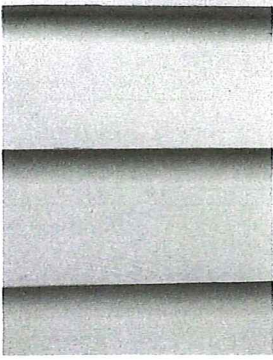
WALL SCHEDULE

- ①
- 1x8 HARDIE SIDING
BLDG. WRAP
7/16" OSB
2x6 @ 16" o.c.
R20 BATT INSULATION
V.B.
1/2" GYPSUM BOARD

EXISTING - 706 S.F.
ADDITION - 176 S.F.
TOTAL - 882 S.F.

SECONDARY SUITE
ADDITION





WALL FINISH
1x8 HARDIE
SIDING - PAINTED
WHITE TO MATCH
EXISTING.



ROOFING -
1x6 LAYERED
SHINGLES TO
MATCH
EXISTING



EXISTING NORTH
ELEVATION OF
SUITE. ADDITION
TO LOOK SIMILAR.



NORTH PROPERTY
LINE AT SUITE.
FIVE FOOT BLACK
CHAIN LINK
FENCE & EIGHT
FOOT CEDAR
HEDGE.



EXISTING BAY
WINDOWS TO
BE RELOCATED
TO ADDITION



VIEW OF SUITE
FROM NORTH

ATTACHMENT

C

This forms part of application

HAP19-0011

Planner
Initials

AJ

City of
Kelowna
DEVELOPMENT PLANNING









