

May 04, 2020

LETTER FROM APPLICANT

Re: Application No: DVP18-0224

Applicant: Craig Bulawka

Address: 588 Radant Road

To consider a variance to the minimum distance separating the proposed two detached houses.

To: Kelowna city counsel,

Thank you for taking the time to consider the application for a relaxation of the distance between the two homes in the RU-3 zone. Firstly I wish I could attend the counsel session for the application. Due to COVID 19 and my own health consideration I will not be able to attend. I had offered to video conference so that I may answer all questions you have but was told there no such option available. Therefore I will try and summarize why a variance is necessary to fully develop these two homes.

The impetus for this project is to build a home for my mother-in-law to move into. She needs to have as much space as she can on the main floor. In order to accomplish this the main floor foot print must maximize lot coverage. Building to the RU-3 specifications would greatly decrease the width of the home causing the hallway to the bed room to be narrow. In the future she may need more space to maneuver assistive devices in this space such as a walker or wheel chair. Limiting the width of the home would make her living space feel less expansive and more modular like living in a narrow apartment.

Dividing the homes and not connecting them like a duplex gives the development a distinct housing character. I feel that NOT sharing a wall gives the homes more value and greater aesthetic. I have walked through duplexes but often feel that there is something missing. Having four walls to allow light and air through will make these houses a home unto themselves. As the developer of this project that is what I hope to accomplish - the feeling of space on the largest foot print I can build while not sharing a central wall. I have seen many examples of infill housing with moderately decreased side yards and they look outstanding. If the houses are made to be "skinny homes" then they may detract from the neighbourhood. If allowed to stand wider and closer to each other they will present more as one mass. In the end constructing two detached homes will be more costly but more valuable and have greater street appeal.

The division between the homes will be accented with tasteful landscaping. As was shown in the renderings these two homes would have separate entries facing away from each other. The space between the homes would have a fence for proper division along with tasteful low foliage to draw a natural boundary from their front walls forward. Along the neighbouring properties lines there will be a fence with a sidewalk leading to the entry doors. The houses are offset with one in front of the other. This is another feature unique to detaching the houses.

I believe these two homes define themselves both in practicality and street appeal. They will modernize the neighbourhood along with blend well into the urban character of the cul-de-sac. Pushing them closer will not only improve their liveable space but also present a more finished character. Rather than two tall detached homes with suffocated floor plans, it is better to have two homes with comfortable roomy foot prints that share tasteful landscaping.

Again I wish I could be with you at this meeting and answer all the questions that arise from this proposal. I am sure you would see my enthusiasm for this project.

Truly, Craig Bulawka