



DVP 22-0007

1786 Crosby Road

Development Variance Permit Application



Proposal

- ▶ To review a Staff recommendation to NOT issue a Development Variance Permit to vary the maximum site coverage and the minimum rear yard for a deck addition to a single detached house.

Development Process



Jan 20, 2022

Development Application Submitted



Staff Review & Circulation



March 6, 2022

Public Notification Received



May 10, 2022

Development Variance Permit



Building Permit

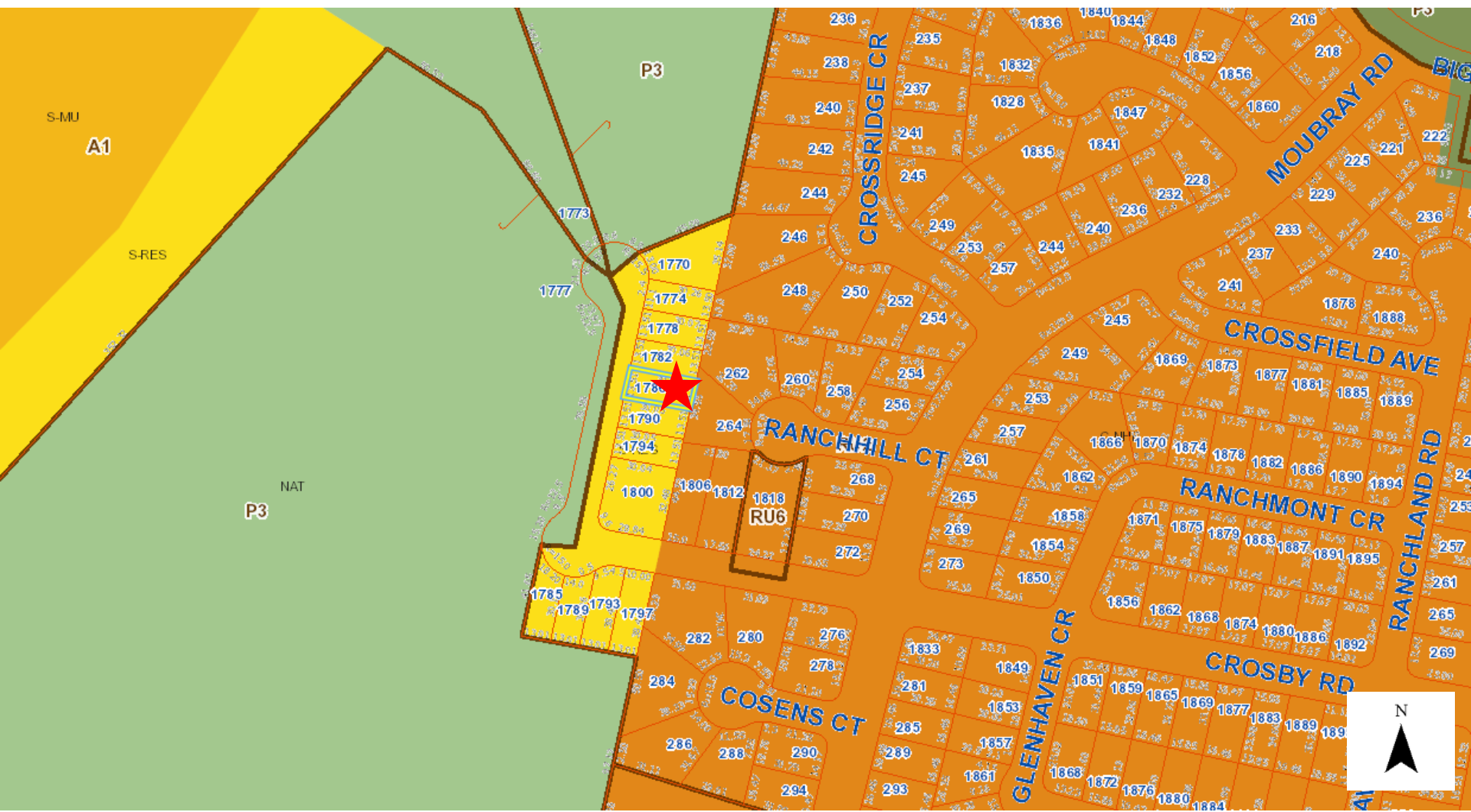


Council Approval

Context Map



Future Land Use / Zoning



Subject Property Map

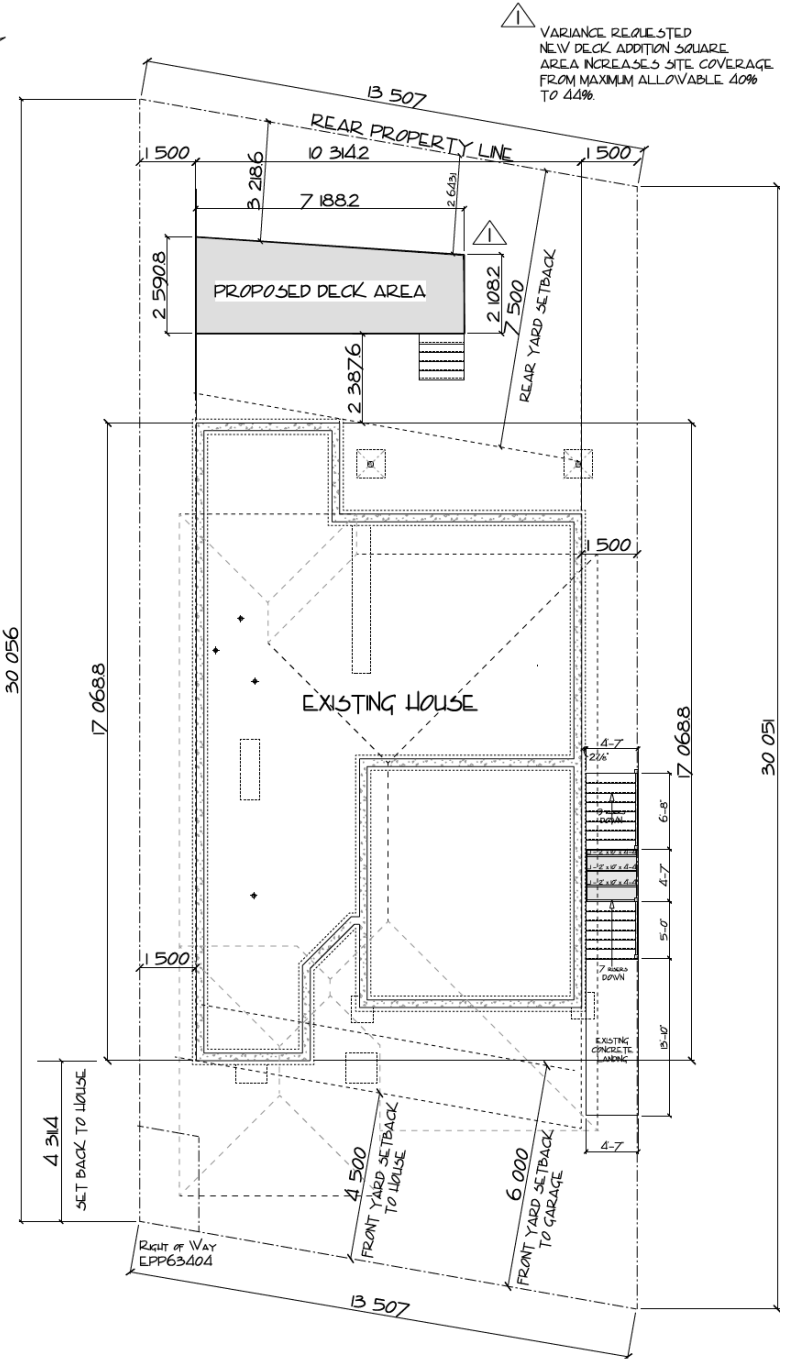
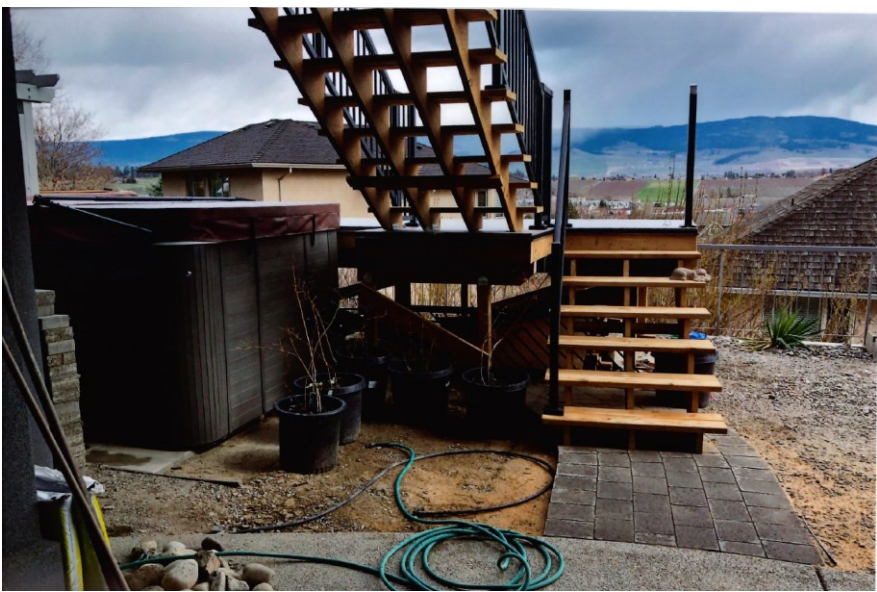


City of Kelowna

Project details

- ▶ Deck addition was constructed without a Building Permit.
- ▶ Deck is located 2.64 m from the rear property line. A 6.0 m rear yard setback is required.
- ▶ Addition of deck increases site coverage to 44%. Maximum site coverage is 40%.

Site Plan & Photos



Staff Recommendation

- ▶ Staff recommend **non-support** for the development variance permit:
 - ▶ Potential to negatively impact adjacent properties
 - ▶ Impact of variances may be increased due to location of deck uphill of adjacent property and elevated above the ground.



Conclusion of Staff Remarks