

Memo



Date: October 5/2009

To: City Manager

From: Community Sustainability Division

File No: DVP09-0113

Applicant: Bruno & Nancy Curatolo

At: 660 Thorneloe Rd

Owner: Bruno & Nancy Curatolo

Purpose: To vary the maximum permitted height for an accessory building from 4.5 m permitted to 5.5 m proposed and to vary the required side yard setback from a flanking street for the accessory garage from 4.5 m required to 1.0 m proposed.

Existing Zone: RU1 - Large Lot Housing

Report Prepared by: Andrew Browne

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP09-0113 for Lot A District Lot 357 SDYD Plan KAP74667, located at 660 Thorneloe Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.1.6(b) Maximum Height - To vary the maximum permitted height for an accessory building from 4.5 m permitted to 5.5 m proposed.

Section 13.1.6(d) Side Yard Setback - To vary the required side yard setback from a flanking street for the accessory garage from 4.5 m required to 1.0 m proposed.

2.0 SUMMARY

The applicant proposes to construct a new accessory double garage, with workshop, in the rear portion of their side yard that will encroach on the required setback from a flanking street. The accessory garage is also proposed to exceed the permitted height regulation by one metre. Vehicular access to the proposed garage is to be from the flanking street (Kincaid Road).

3.0 BACKGROUND

3.1 Site Context

The subject property is located at 660 Thorneloe Road in the Southwest Mission. The surrounding neighbourhood is comprised exclusively of single detached residential dwellings on a variety of lot sizes and configurations.

The immediately adjacent zones/uses are as follows:

North RU1 - Large Lot Housing

South RU1 - Large Lot Housing

East RU1 - Large Lot Housing

West RU1 - Large Lot Housing

3.2 Aerial Photo



3.3 Proposed Development

The table below compares this application's compliance with the requirements of the RU1 zone.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Development Regulations		
Site Coverage (Accessory Bldg.)	8.7% and 89.2 m ²	Lesser of 14% or 90 m ² = 90 m ²
Separation from Residence	~ 3.0 m	1.0 m (min)
Side Yard (Accessory Bldg.)	1.0 m *	4.5 m (flanking street) (min)
Rear Yard (Accessory Bldg.)	1.5 m	1.5 m (min)
Height (Accessory Bldg.)	5.5 m *	4.5 m (max)
* Indicates that a variance is required.		

4.0 TECHNICAL COMMENTS

4.1 Building & Permitting

Structural engineering c/w schedules required for basement suspended floor slab and basement foundation. Three piece rough in bathroom not permitted on main floor level, only toilet and sink permitted. No concerns otherwise.

4.2 Fire Department

No objections.

4.3 Development Engineering

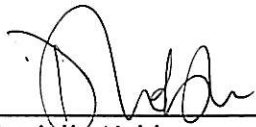
This development variance permit application to vary the side yard setback and height limit for a detached garage does not compromise any municipal services.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS


The applicant notes that the configuration of their lot and the location of their existing dwelling complicate the potential location for a detached garage, and the applicant feels that a variance is necessary to achieve a reasonable structure.

The required side yard setback is 4.5m off a flanking street and the proposed setback is 1.0m at the southwest corner increasing to approximately 4.5 m at the northwest corner. The proposed garage is located at the furthest point away from the intersection and on the outer bend of the Kincaid Road curve, and does not appear to interfere with road sightlines or visibility. The Development Engineering Department has expressed no concerns over this variance.

A variance to the maximum permitted height for an accessory building is also proposed in order to match the roof pitch of the existing dwelling and to provide for other aesthetic details such as dormer windows. The Land Use Management Department is generally reluctant to support height variances for accessory buildings due to the negative impact on neighbours. However, in this instance, the applicant has garnered written support from all affected neighbours and the design will compliment the existing building's form and roof pitch.

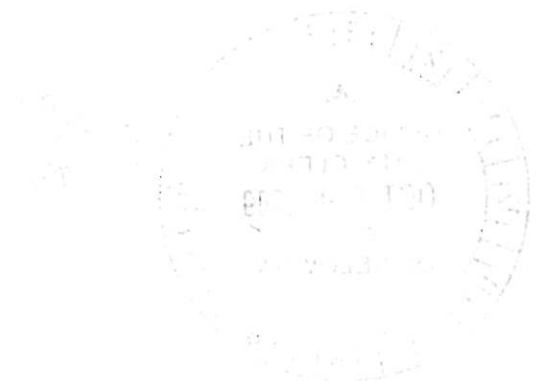


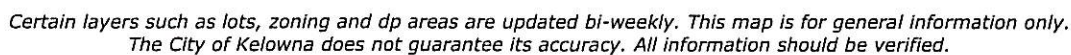
Danielle Noble
Manager, Urban Land Use

Approved for inclusion: 
Shelley Gambacort
Director, Land Use Management

Attachments

Location map
Letter from Applicant
Site plan & partial site plan
Landscape plan
Elevations





To: City of Kelowna

From: Bruno and Nancy Curatolo

Re: Variance Requests: 660 Thorneloe Rd.

Dear Sirs/Mesdames:

This letter explains our variance requests to reduce the side yard setback to 1.0 metre and to increase building height by up to 1.0 metre for the purpose of constructing a detached garage.

In 2003, our home was relocated to a different part of our property by the previous owner in order to facilitate subdivision of the property. When we purchased our home in 2004, it did not have a garage, and as such, we are now in a position to construct a garage and to complete the landscaping of our property. We are proposing a double garage with area for a workshop.

Our goal is for the form and character of the garage to match our existing home in order to be attractive and to add value to the neighbourhood. Attached plans show a dormer window, windows at the gable ends, etc. that compliment our home. In order to achieve this, the garage roof pitch must also match the roof pitch of our home. This requires a building height that will be up to 1 metre higher than what the zoning bylaw allows.


Our property is on an odd shaped, angled, corner lot, with a large boulevard. It is very difficult to site the garage so that it allows for best use of the property and looks attractive. We have looked at a variety of options as to where to site the garage. In order to maximize the attractiveness of our property from the street, the front elevation of the garage must be on Thorneloe Rd., as is our house. Otherwise, you would be looking at the side of our garage when driving up to our house. Also, due to the 6.0 metre front setback requirement, a Kincaid Rd. front elevation would result in the garage protruding ½ way into our back yard. Due to the left side angle of our property, the front left corner of the garage requires a lesser side yard setback with our proposal.

Without the requested variances, we would have to jog the left side of the garage accordingly to maintain the left side yard setback. The garage would also have a flatter roof, and omit the dormer and gable windows. The end result would be far less attractive than our proposal and we would not be able to match the charm and character of our existing house.

Based upon the garage's proposed location relative to our surrounding neighbours' homes, our variance requests have **zero negative impact** on our neighbours' properties or City of Kelowna property. That, coupled with the resulting improvement to the neighbourhood, has resulted in us receiving **100% support of our surrounding neighbours**. Please see photos enclosed.

We thank you for your consideration and hope to have your support. Please feel free to contact us if you have any questions or require additional information.

Sincerely,

 and 

Bruno and Nancy Curatolo

Lot B



Landscaping

Fence 6' High
Boat
Parking
Area:
34m²

Garage
Area: 89.19m²
(960sq'')

Driveway
Area:
65m²

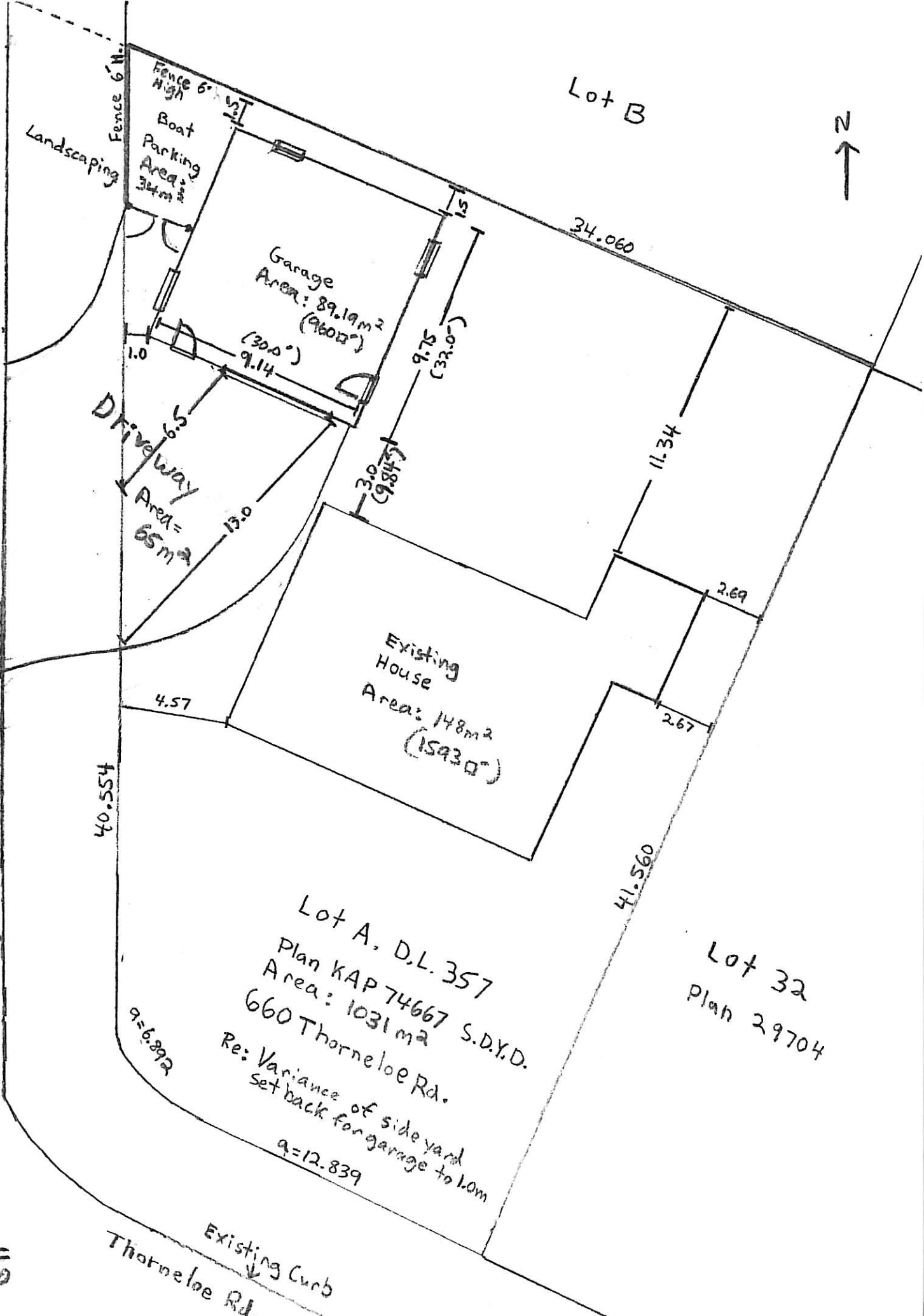
Existing
House
Area: 148m²
(1593sq'')

Lot A, D.L. 357
Plan KAP 74667 S.D.Y.D.
Area: 1031m²
660 Thorneloe Rd.

Re: Variance of side yard
Set back for garage to 1.0m

Lot 32
Plan 29704

Scale =
1:200



LOT B



Boat
Parking

Area: 34m^2
(366 sq')

Garage

(30.0 sq')

9.14m

(32.0 sq')

9.75m

Garage Area: 960 sq'

(89.19 m^2)

Driveway

Area: 65m^2

(700 sq')

Lot A, D.L. 357

PLAN KAP74667 S.D.Y.D.

660 Thorneloe Rd.

Existing

House

Area: 148m^2

(1593 sq')

Scale =
1:100

Siding:
Dark Brown
Cedar or Vinyl Shakes
(to match
existing house)

Roof: Brown/Black
Fibreglass
Laminate Shingles
(to match existing
house)

Siding:
Dark Brown
Cedar or Vinyl
Shakes (to match existing house)

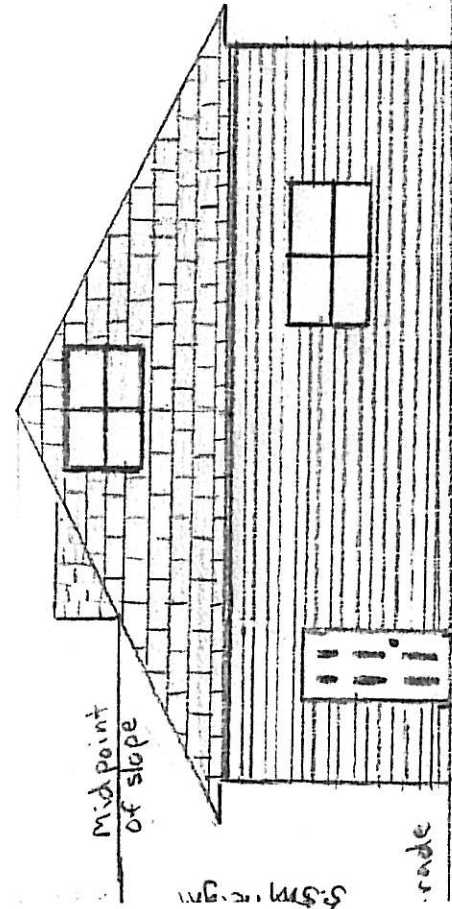
Roof:
Brown/Black
Fibreglass
Laminate
Roof Shingles
(match
existing house)

Beige
Vinyl Siding
(match
existing house)

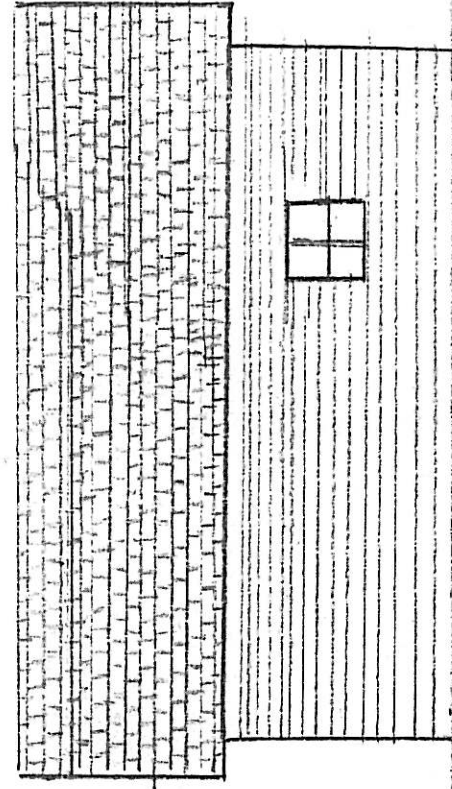
Beige
Vinyl Siding
(match
existing house)

Left Side Elevation

Front Elevation



Right Side Elevation

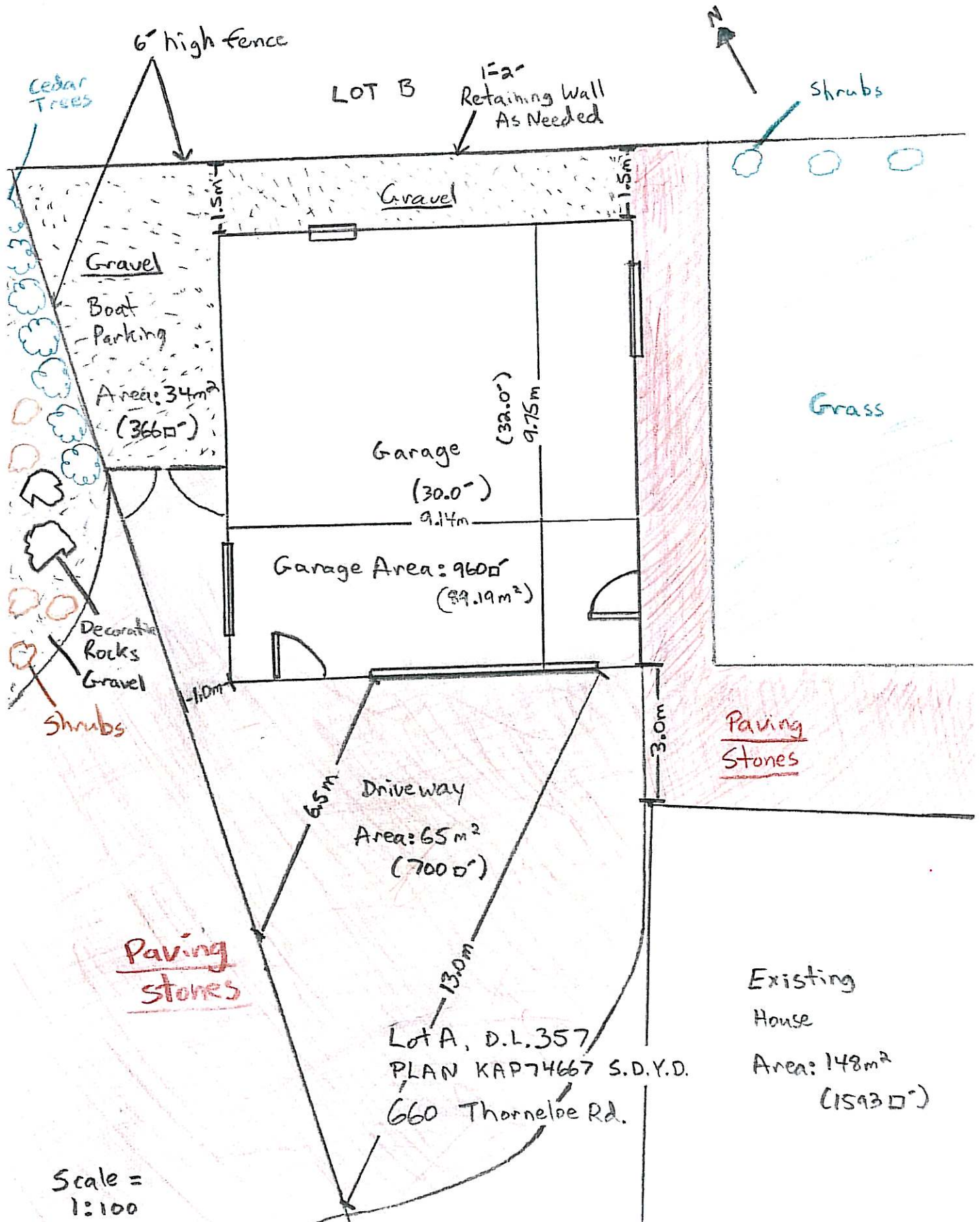


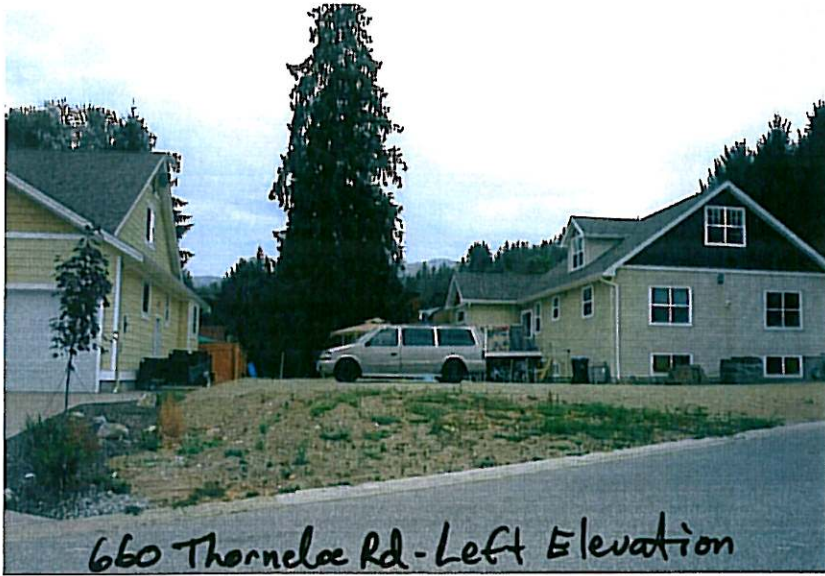
Rear Elevation

660 Thornebe Rd.
Lot A, D.L. 357, Plan KAP 74667, SDYD

Scale = 1:100

Landscape Plan





660 Thorneloe Rd - Left Elevation