

Memo



Date: April 21, 2010

To: City Manager

From: Community Sustainability Division

File No: DVP10-0039

Applicant: Scott Zimmer

At: 1132 Lynn Court

Owner: Donald Scott and Erin Mae Zimmer

Purpose: TO VARY THE LAND USE CONTRACT TO RELAX THE SIDE YARD SETBACK FOR A FLANKING STREET FROM 4.57M REQUIRED TO 3.2M PROPOSED.

Existing Zone: LUC76-1087

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Council authorize the issuance of Development Variance Permit No. DVP10-0039 for Lot 16, Section 8, Township 23, Osoyoos Division Yale District Plan 28178 located at Lynn Court, Kelowna, B.C.

AND THAT a variance to Land Use Contract No. LUC76-1087 Schedule "B" be granted:

Schedule "B" Section 3 F:

To vary the south side yard that abuts the flanking street from 4.57m required to 3.2m proposed.

2.0 SUMMARY:

The applicant is seeking to vary Land Use Contract number LUC76-1087 to relax the side yard setback for a flanking street from 4.57m required to 3.2m proposed.

3.0 BACKGROUND:

The area around Lynn Court was developed using a land use contract in 1976. The owner of the subject property is upgrading the single family dwelling. A change to the façade for the entrance has already been completed. Currently, the applicant proposes to replace a single car garage with a 1.5 car garage and then upgrade the façade of this section of the building to emulate the previous upgrades which triggers a variance request. The garage is accessed from a driveway off the flanking street.

3.1 Site Context

The subject property is located on the north side of Lynn Court in the Clifton/Glenmore sector of Kelowna. Adjacent zones and uses are:

North	LUC76-1087	Regulated by the R.1 zone
South	LUC76-1087	(Zoning Bylaw 4500)
East	LUC76-1087	
West	A1	Agriculture 1

3.2 Site Location Map

Subject Property: 1132 Lynn Court



4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

4.1 Development Engineering Services

This development variance permit application to vary the flanking street setback from 4.5 to 3.2m does not compromise any municipal services.

4.2 Building and Permitting

No comment

4.3 Fire Department

No concerns

5.0 LAND USE MANAGEMENT DEPARTMENT

The applicant has submitted letters of support from the adjacent neighbours, indicating that they do not object to the proposed variance. As the Development Engineering branch has indicated that no sightlines will be impacted by this variance request, Staff support the upgrades to the existing home necessitating a variance. The proposed relaxation of the sideyard set is anticipated to have little, if any impact on abutting properties.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

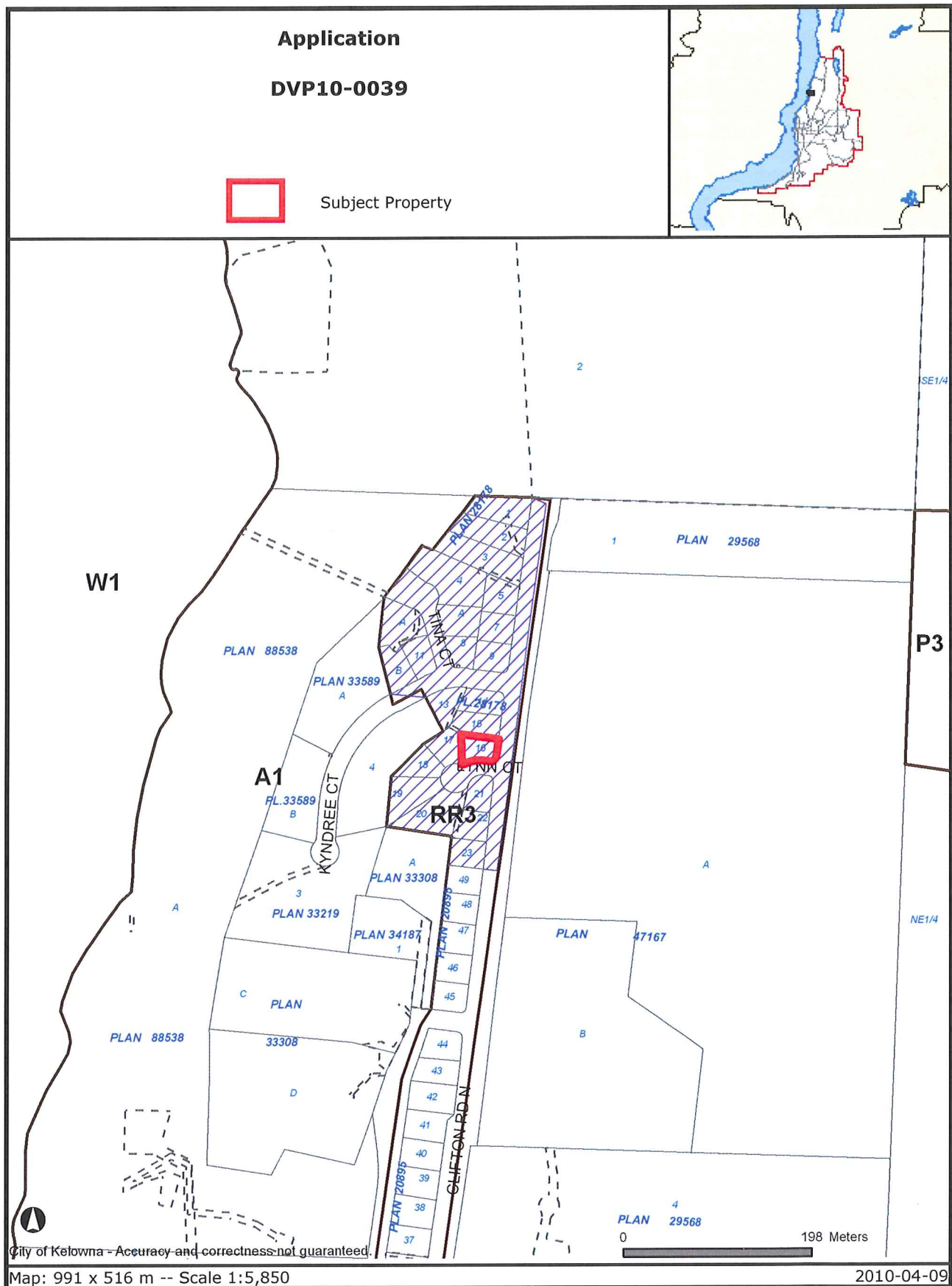


Shelley Gambacort
Director, Land Use Management

Attachments:

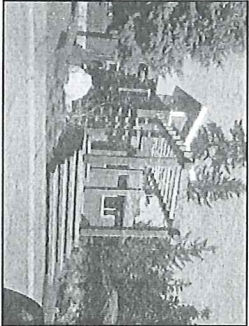
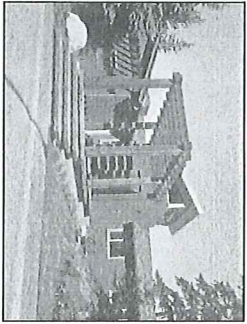
Subject Property Map
Site Plan
Schedule 'B' of the Land Use Contract

Application Accepted: April 9, 2010



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

SCHEDULE A
This forms part of development
Permit # DVP10-0039



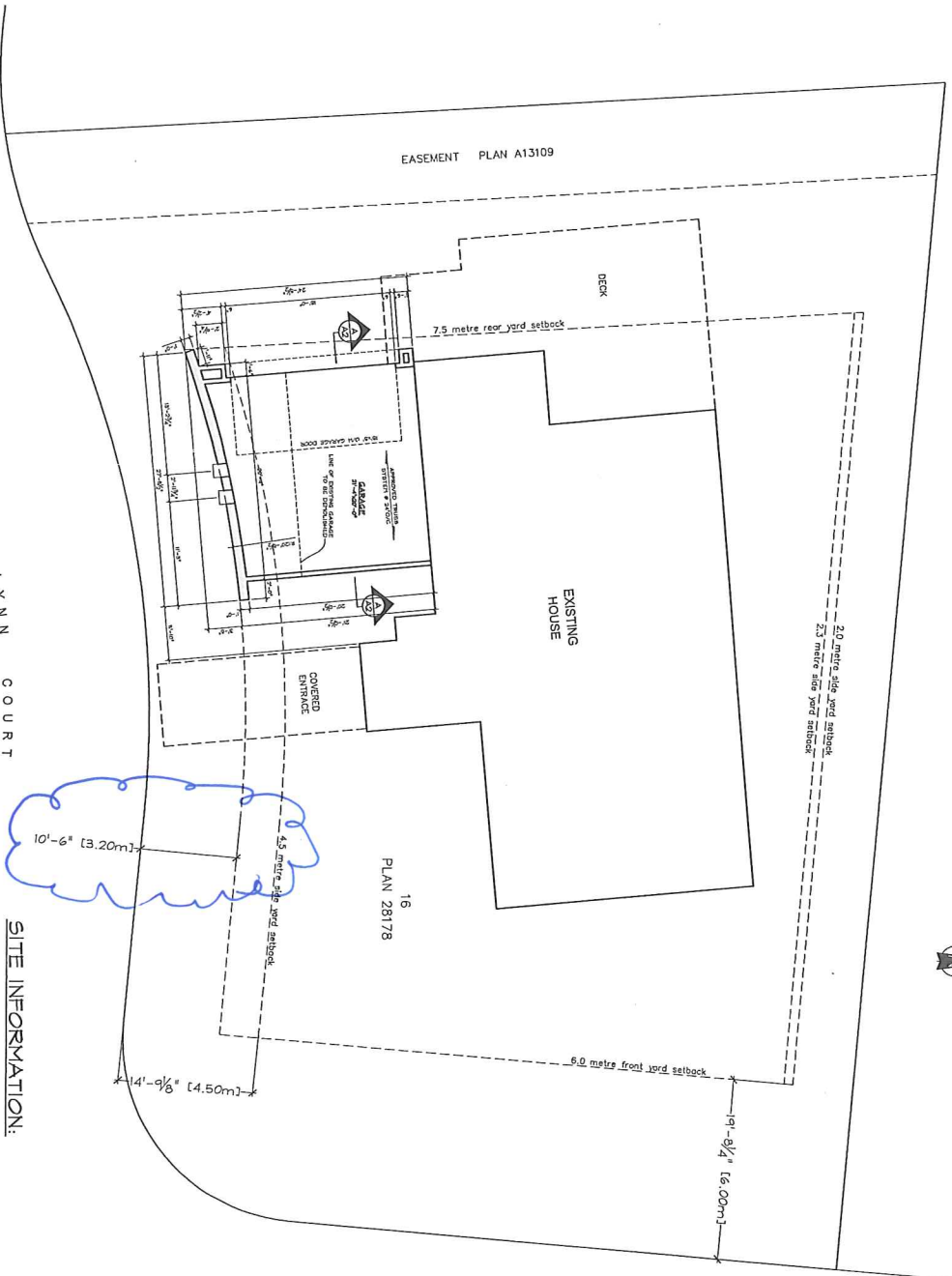
PHOTOS OF
EXISTING RESIDENCE

DESIGN CRITERIA:

AREAS:

- SITE AREA - 10,650 SQ. FEET (989 SQ. METERS)
- BUILDING AREA - RESIDENCE (BUILDING AREA - INCLUDING ATTACHED GARAGE) 2,305 SQ. FEET (214 SQ. METERS)
- SITE COVERAGE - 21.6%

B.C. BUILDING CODE CLASSIFICATION - GROUP C SINGLE FAMILY OCCUPANCY



SITE INFORMATION:

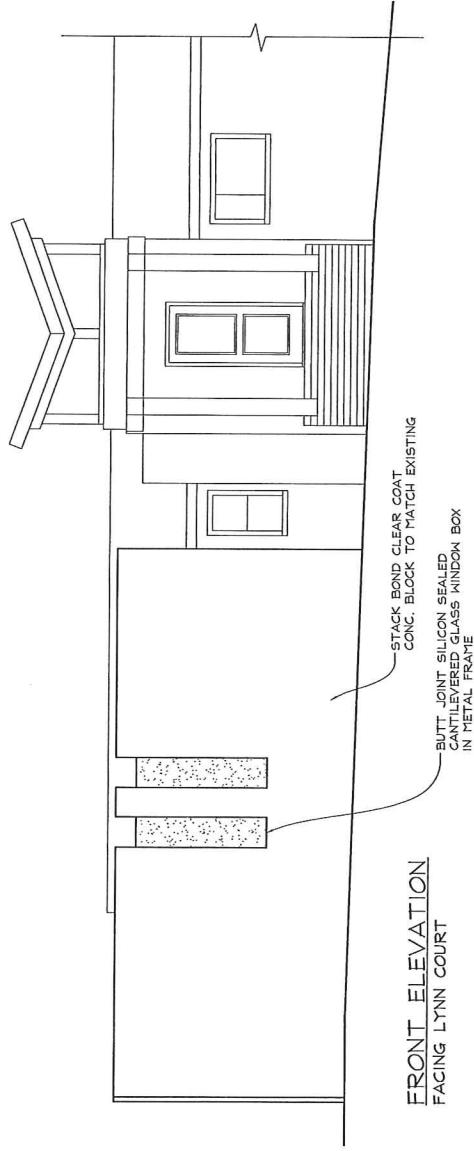
- ZONING: RRS
- SETBACKS:
 - FRONT - 6.0m (19'-8 1/4")
 - REAR - 7.5m (24'-7 1/4")
 - SIDE - 2.0m (6'-6 3/4")
 - SIDE (FLANKING STREET) - 4.5m (14'-9 1/8")

TGM
Drafting & Design
Kelowna, BC (250)975-3305
tcmdrafting@shawbiz.ca

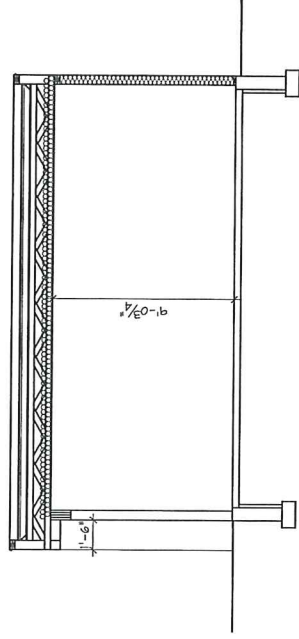
Carl Scholl Design Inc.
DESIGN CONSULTANT
#201-346 Leon Ave.
Kelowna, BC 763-7800

ZIMMER RESIDENCE - GARAGE ADDITION
PROJECT TITLE
LOT 18, PLAN 28178, 1192 LYNN COURT, KELOWNA
SHEET TITLE
SITE PLAN / FLOOR PLAN

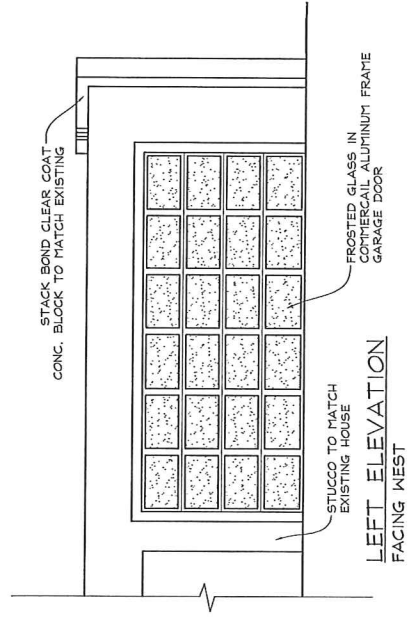
A1
SCALE
1/8" = 1'-0"
DATE 2/10
ENGINEER



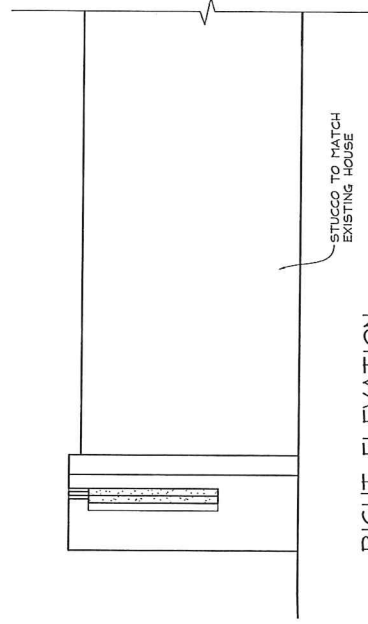
FRONT ELEVATION
FACING LYNN COURT



SECTION 'A-A'



LEFT ELEVATION
FACING WEST



RIGHT ELEVATION
FACING EAST

SPECIFICATIONS:

- ROOF CONSTRUCTION:**
2 LAYERS - 1 PLY EPS MOTTERED BITUMEN MEMBRANE
ON 1" FIBER BOARD INSULATION ON
SLOPED EPS TYPE 1 INSULATION @ 1 1/2" (R-40) ON
ENGINEERED TRUSSES AT 24" O.C. 2/4"
R-40 INSULATION AND 6 MIL. POLY. V.B.
1/2" OSB GYPSUM BOARD
FLAT FINISH
- EXTERIOR WALL CONSTRUCTION:**
EXTERIOR FINISH AS PER EXT. ELEVATIONS
EXTERIOR WALLS
9/8" OSB SHEATHING ON
2x6 STANDARD STUDS AT 24" O.C. 2/4"
R-20 FROSTON FIT INSULATION
1/2" POLYSTYRENE INSULATION
1/2" STANDARD GYPSUM BOARD
PAINTED FINISH
- GARAGE FLOOR SLAB:**
9 1/2" CONCRETE SLAB ON
COMPACTED BASE
SLOPE SIDE WALLS OVERHEAD DOOR
BY 1/4" IN 12" FOR DRAINAGE.

TGM
DRAFTING & DESIGN
Tom Masters
Kelowna, BC (250) 575-3305
tcmdrafting@shawbiz.ca

DESIGN CONSULTANT
Carl Scholl Design Inc.
#201-346 Leon Ave.
Kelowna, BC 763-7800

PROJECT TITLE
ZIMMER RESIDENCE
LOT 18, PLAN 28778, 182 LYNN COURT, KELOWNA, BC
SHEET NO
ELEVATIONS - DETAILS

SCALE
1/4" = 1'-0"
DATE
MAR 23/0
SHEET NO
A2