

Memo



Date: September 30, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: DVP10-0114

Owner(s): Timothy & Elaine Murphy

Address: 1723 Marona Ct

Applicant: Timothy & Elaine Murphy

Subject: Development Variance Permit

Existing Zone: RU1 - Large Lot Housing Zone

1.0 Recommendation

THAT Council authorize the issuance of Development Variance Permit No. DVP10-0114 for Lot 17, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP68018, located at 1723 Marona Ct., Kelowna, B.C. subject to the following:

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

Section 13.1.6(d) Development Regulations

To vary the minimum side yard setback for the southeast property line from 2.0m required to 0.1m proposed to accommodate the deck and spiral stairway, as shown on Schedule "A".

2.0 Purpose

The applicant wishes to vary the minimum southeast side yard setback from 2.0m required for a 1½ storey building to 0.1m proposed to facilitate the addition of a spiral staircase to a deck area located on the upper floor level.

3.0 Land Use Management

The applicant has submitted signatures of neighbours indicating they do not object to the proposed variance. Given the neighbourhood support and the minor nature of the staircase addition, this variance request is considered modest.

4.0 Proposal

The existing single family dwelling was constructed on the subject property in the 2000. There was a swimming pool added to the property the following year. The applicant wishes to add approximately 2.7m in depth to the rear of the deck and also add a spiral staircase to the

southeast side of the deck to provide direct access to the pool area. The applicant has provided written support for this variance from abutting neighbours as part of this application.

The proposed application meets the requirements of RU1- Large Lot Housing as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Site Area	649m ²	550m ²
Site Coverage	39% (253m ²)	40% (259.6m ²)
Development Regulations		
Height (existing house)	1½ storeys	2 ½ storeys/9.5 m max
Front Yard	6.15 m	4.5 m 6.0 m to garage or carport
Side Yard (north west)	2.08 m	2.3 m (2 storey)
Side Yard (south east)	0.1 m ❶	2.3 m (2 storey)
Rear Yard	7.54m	7.5 m

❶ Vary minimum side yard setback from 2.0m required to 0.1 m proposed measured to the proposed spiral stairs

4.1 Site Context

The subject property is located on the south west side of Marona Court, near Spruceview Place South, in the Glenmore sector of Kelowna.

The adjacent zones and uses in all directions are:

- South West RU1 - Large Lot Housing (single unit residential)
- North West RU1 - Large Lot Housing (single unit residential)
- South East RU1 - Large Lot Housing (single unit residential)
- North East RU1 - Large Lot Housing (single unit residential)



5.0 Technical Comments

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

5.1 Development Engineering Services

This development variance permit application to vary the side yard setback from 2.0 to 0.1m does not compromise any municipal services.

5.2 Building and Permitting

Building permit required for stairs and deck addition. Stair treads to meet the requirements of BCBC 06 or an alternative solution shall be provided. The design of the stairs is strongly recommended to be reviewed prior to the issuance of the DVP to ensure construction meets the minimum requirements.

NOTE: Applicant has provided shop drawing of the proposed staircase for additional review (see comments below)

Additional comments

Review of Steel shop drawing for stair tread minimum width & layout:

- 1) Stair meets the minimum requirements for an alternative solution.
- 2) Interior and exterior hand rails required to be shown at time of building permit application.

5.3 Fire Department

No concerns

Bylaw Services - N/A

Interior Health Authority - N/A

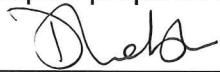
Irrigation District - N/A

School District No. 23 - N/A

6.0 Application Chronology

Date of Application Received: August 10, 2010

Report prepared by:



for / Paul McVey, Urban Land Use Planner

Reviewed by:  Danielle Noble, Manager, Urban Land Use Management

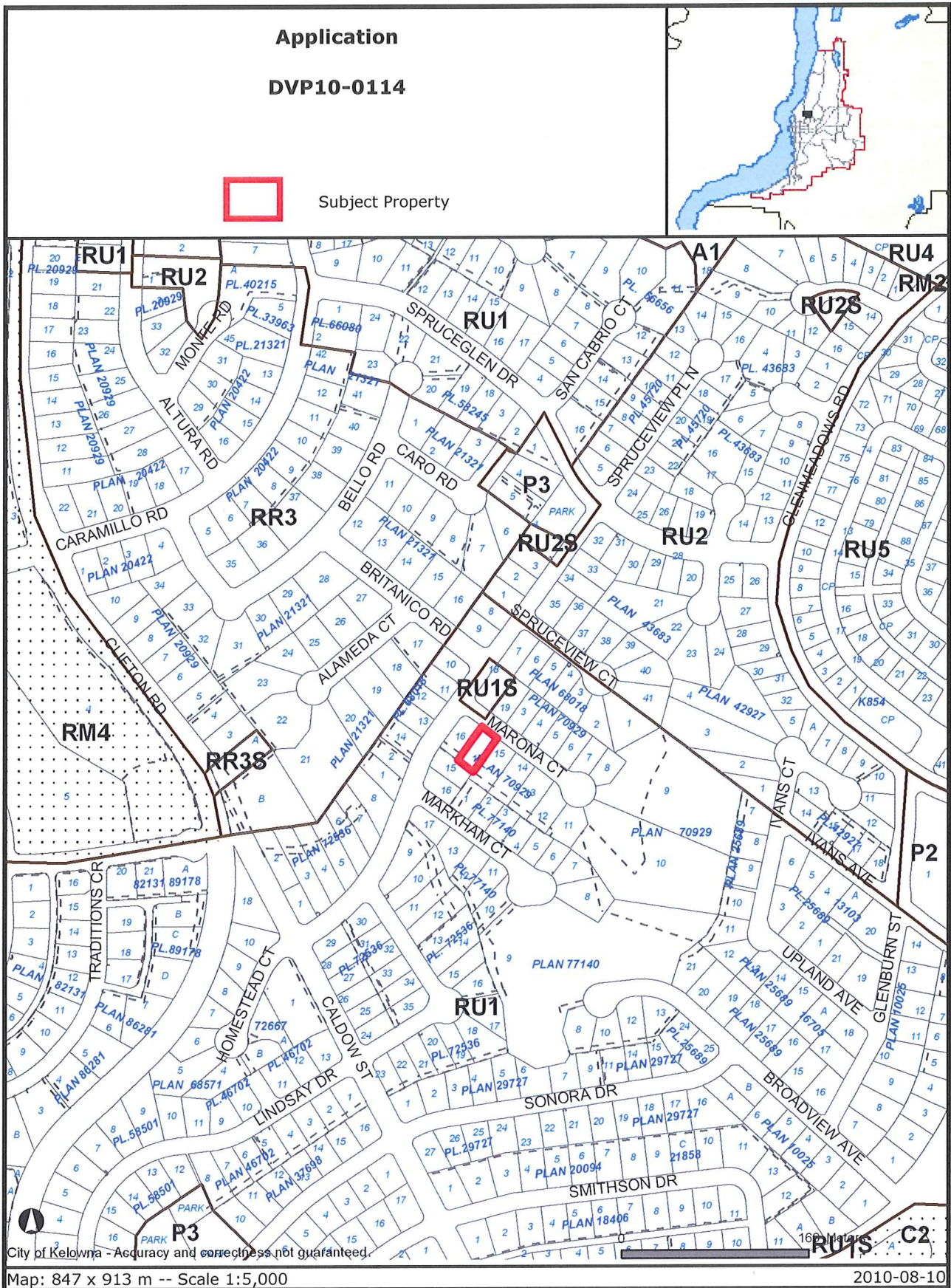
Approved for inclusion:  Shelley Gambacort, Director, Land Use Management

Attachments:

Site Plan

Conceptual Stair Cross-section

Context/Site Photos



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.

1723 MARONA COURT

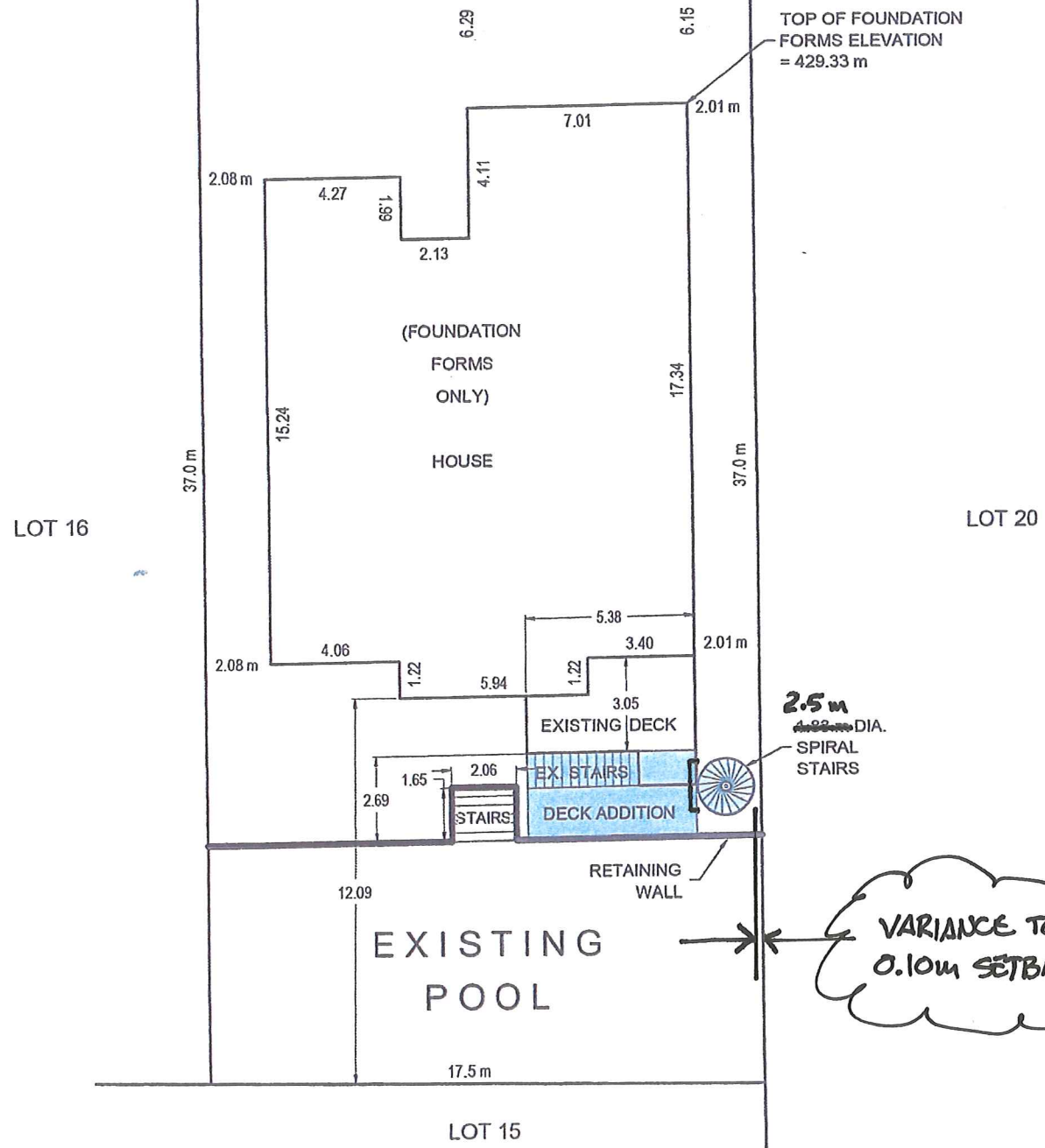
MARONA COURT



LOT 21

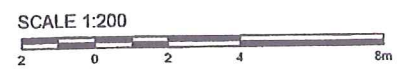
LOT 17 PLAN KAP68018

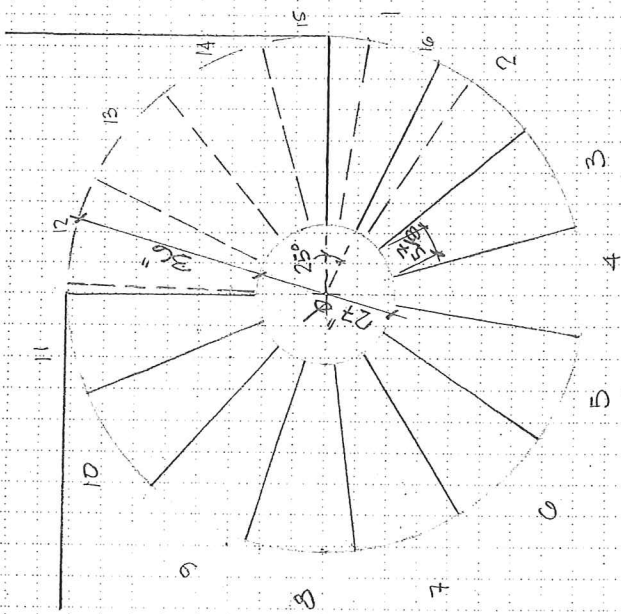
TOP OF FOUNDATION FORMS ELEVATION = 429.33 m



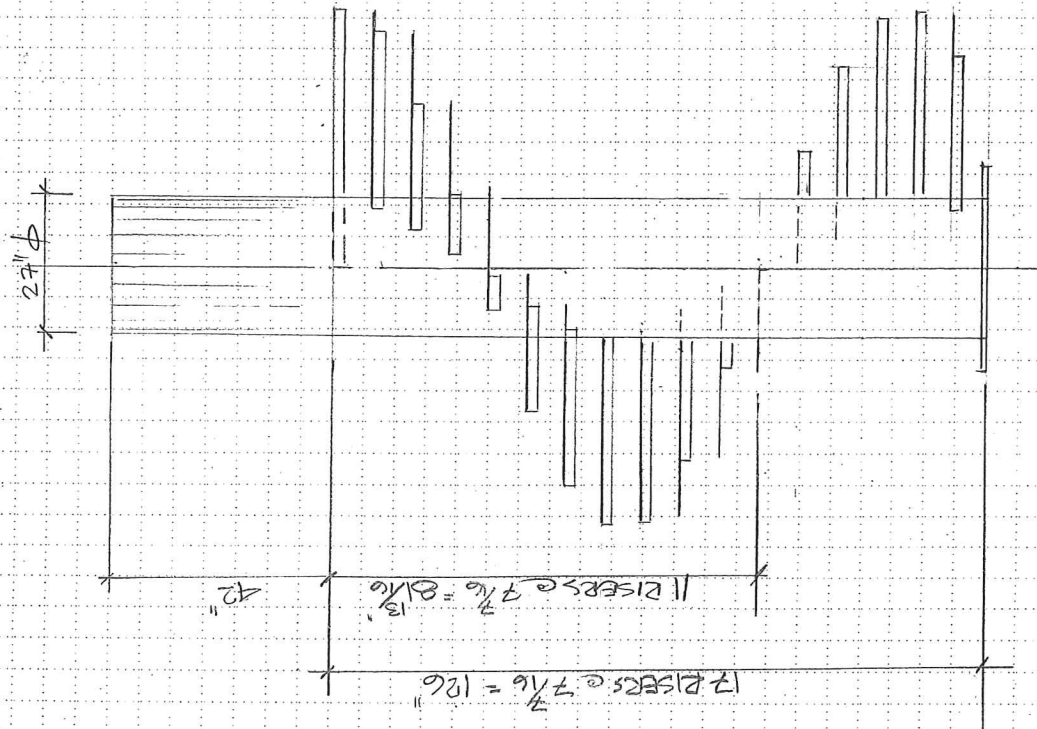
 PROPOSED

B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 17, PLAN KAP68018, SECTION 32, TOWNSHIP 26, O.D.Y.D.





ALL TRENDS TO HAVE
A 1" NOSING OVERLAP



MARK	QTY.	DESCRIPTION	LENGTH



KELOWNA STEEL FABRICATORS LTD.
 935 Richter Street
 KELOWNA, B.C. V1Y 2K2
 Phone (250) 763-5117
 Fax (250) 763 9959

CLIENT: GORD TURNER RENOVATIONS
 DRN: WT DATE: 23 AUG 00 SCALE:

TITLE: SPIRAL STAIR

765-1166

DRAWING No. 51

Proposed location
of staircase



LOOKING EAST

P1000166

Proposed location
of staircase



LOOKING SOUTH

P1000168

Proposed location
of staircase



LOOKING SOUTHWEST

P1000169

Proposed location
of staircase



LOOKING WEST

P1000172