



BOARD OF VARIANCE

AGENDA

FRIDAY, NOVEMBER 30TH, 2012 @ 3:00 P.M.

COMMITTEE ROOM, MUNICIPAL HALL

- 1. Call to Order**
- 2. Adoption of Minutes – January 8th, 2009.**
- 3. Appeal – 9905 College Road – Peter and Helena Guenther**

'The applicants want to renovate their existing dwelling which necessitates an adjustment to the set back at the rear of the property. The applicant has applied to vary the rear yard setback in the RSD1-Residential Medium Lot Zone from the required 7.5 meter setback to 6.5 meters.

The applicants are requesting a variance of Section 10.1.6(a)(ii) of the RSD1-Residential Medium Lot Zone of the District's Zoning Bylaw to reduce the rear yard setback as noted above.'

- 3.1 Introduction of appeal by Corporate Officer**
- 3.2 Report from the Building Inspector**
- 3.3 Resolution by the Board**
- 4. Adjournment**

**MINUTES OF A MEETING OF THE BOARD OF VARIANCE
HELD IN THE COMMITTEE ROOM, MUNICIPAL HALL,
13211 HENRY AVENUE, SUMMERLAND B.C. ON
THURSDAY, JANUARY 8, 2009**

Present: Stu Pigot, Chair
 Art Sewell
 Gary Hollingshead

Staff: Gillian Matthews, Corporate Officer
 Ross Coutts, Building Inspector/Planning Technician
 Maureen Fugeta, Deputy Corporate Officer as Secretary

1. CALL TO ORDER

The Chairman called this meeting of the Board of Variance to order at 3:00 p.m.

2. ADOPTION OF MINUTES

Moved by G. Hollingshead, Seconded by A. Sewell,

 THAT the minutes of July 10, 2008 be adopted.

Carried.

3. APPEAL – 15407 CHARLES AVENUE

Owner: Mike and Meghan Steele

Purpose: The applicants want to construct a second story addition to the existing dwelling. The applicants have applied to vary the required front yard setback in the RSD1 – Residential Single Detached Zone from the required 6.0 meter setback to 1.86 meters.

Variance Request:

 The applicants are requesting a variance of section 11.1.6(a) of the RSD1 – Residential Single Detached Zone of the District's Zoning Bylaw to reduce the front setback to accommodate the second story addition as noted above.

Mike Steele advised he is the owner of 15407 Charles Avenue and has made a request to the board. He explained that the house was bought in 1999 and it is currently under 800 square feet. The chairman asked the Building Inspector if he had any concerns from the Planning Department. The Inspector stated there are no planning concerns.

One member of the board was concerned with the drawings. The owner stated that the drawings had been done previous to obtaining a survey and advised that the footprint will stay the same and confirmed the addition on the back would not be encroaching on the side set back.

The Chairman stated that the neighbours seem to be more concerned with the equipment on the property and that as long as the second story conforms to the footprint, he does not see a problem.

Moved by A. Sewell, Seconded by S. Pigot,

THAT the appeal from Mike and Meghan Steele dated November 12, 2008 BE GRANTED in accordance with the plans submitted to the Board of Variance on January 8, 2009 under section 901(1) of the Local Government Act to vary the required front yard setback in the RSD1-Residential Single Detachment Zone from the required 6.0 meter setback to 1.86 meters, in order to construct a second story addition to the existing dwelling Lot 2, DL 455, Plan 12529 being 15407 Charles Avenue, Summerland, B.C.

Carried.

4. APPEAL – 12007 SOUTH LAKESHORE DRIVE

Owner: Gerald and Lisa Webb

Purpose: The applicants want to construct a second story addition to the existing dwelling. The applicants have applied to a reduction in side yard setbacks from 1.5 meters to 0 meters, as well as front yard setback from 6.0 meters to 3.23 meters.

Variance Request:

The applicants are requesting a variance of section 11.1.6(a) of the RSD1 – Residential Single Detached Zone of the District's Zoning Bylaw to reduce the side yard setback and front setback to accommodate the second story addition as noted above.

Gerald Webb, the property owner stated that there are three sides to the existing house requiring variances. He advised they would like to build two parking stall garage with living space above.

The Chairman stated the neighbour to the north was concerned with the eaves overhanging onto their property. The owner confirmed the eaves would be removed so that it would not encroach the property to the north. The Corporate Officer stated that the Board could make this a condition of the approval.

The Building Inspector advised that the construction would have to meet the building code, including potential non-combustible construction materials being this close to the neighbouring property.

Members of the Board discussed the proposed 0 setback. The Building Inspector stated that 0 setback is a usual setback for downtown for a commercial setback and that residential lots are required to have a buffer.

The Chairman suggested the Board accept the variance on the condition that the eave that encroaches the property on the north be removed and that the side yard setback be reduced to not less than 30" from the north property line, which is concurrent with the existing building wall setback.

Moved by S. Pigot, Seconded by G. Hollingshead,

THAT the appeal from Gerald and Lisa Webb dated November 17, 2008 BE GRANTED in accordance with the plans submitted to the Board of Variance on January 8, 2009 under section 901(1) of the Local Government Act to reduce the side yard setback from 1.5 meters to 30" from the north property line subject to removal of the eave overhang on the north side, and to reduce the front yard setback from 6.0 meters to 3.23 meters in the RSD1-Residential Single Detachment Zone, in order to construct a second story addition to the existing dwelling Lot 2, DL 4949, Plan 2477 being 12007 South Lakeshore Drive, Summerland, B.C.

Carried.

5. TERMINATION

The Meeting of the Board of Variance meeting terminated at 3:22 p.m.

Certified Correct:

Stu Pigot, Chairperson

Corporate Officer

/mf

Application No. _____

DISTRICT OF SUMMERLAND BOARD OF VARIANCE APPLICATION

Date: NOVEMBER 9, 2012

Roll Number: 01070.020

Name of Applicant: PETER & HELENA GUENTHER (250)494-4944
Name Phone Number

Mailing Address: 9905 COLLEGE RD.
Street or Box Number
SUMMERLAND BC V0H 1Z2
City Province Postal Code

Name of Registered Owner: PETER & HELENA GUENTHER (250)494-4944
Name Phone Number

Mailing Address: 9905 COLLEGE RD.
Street or Box Number
SUMMERLAND BC V0H 1Z2
City Province Postal Code

Street Address of Subject Property: 9905 COLLEGE RD., SUMMERLAND, BC

Legal Description of Subject Property: Lot(s): 2 D.L.: 474 Plan: 23907

Please State the Proposed Variance: ADJUST SET BACK ON REAR OF PROPERTY.

Please State Your Reasons in Support of Variance (Use separate sheet if required):

THERE ARE NO RESIDENCES TO THE BACK OF MY PROPERTY. THIS IS RAW LAND WITH A STEEP
ELEVATION AND NO ROAD ACCESS. I HAVE A UNIQUE SHAPED LOT, WHICH SHOULD CONSIDER
THE EAST END AS THE REAR LOT LINE, MAKING THIS VARIANCE UNNECESSARY.

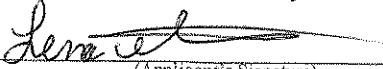
**Continue on Reverse*

REQUIRED DOCUMENTATION


- Application Fee (\$200)
- Covenant/Rights-of-Way
- Site plan (drawn to scale), 8½" x 11"

I/We PETER & HELENA GUENTHER
(Applicant's Name) make application to the Board of
Variance.

I also certify that the information contained herein is correct to the best of my knowledge and belief.

NOVEMBER 9, 2012
(Date) 
(Applicant's Signature)

This application is made with my full knowledge and consent.

NOVEMBER 9, 2012
(Date) 
(Registered Owner's Signature)

OFFICE USE ONLY

Zone: RSD1 Section: 10.1.6(a)(ii) By-law Required: 7.5 meters.
Variance Proposed: reduce rearward setback to 6.5 meters.

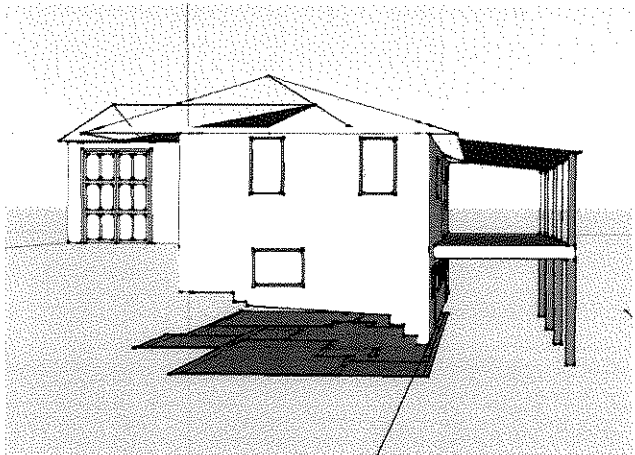
PETER & LENA GUENTHER
9905 COLLEGE RD.
SUMMERLAND, BC
V0H 1Z2
ph.(250)494-4944

TO:
THE DISTRICT OF SUMMERLAND
DEVELOPMENT DEPARTMENT

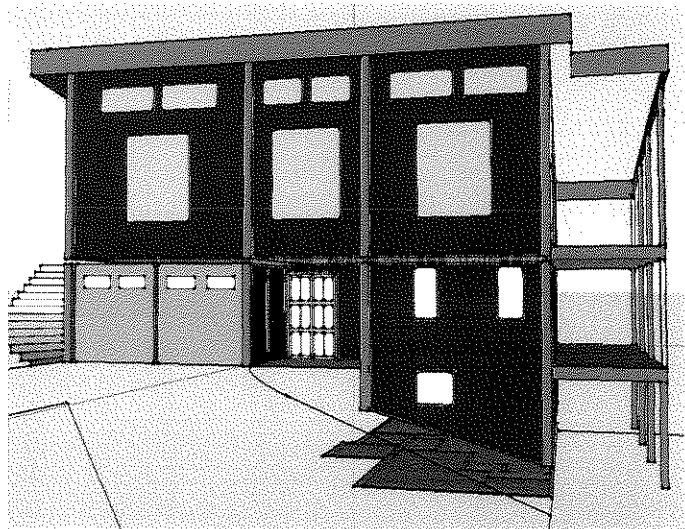
I/WE, WYNNE DAVIES, OF 11605 VICTORIA RD. SOUTH, SUMMERLAND, BC, BY SIGNING THIS DOCUMENT, GIVE OUR CONSENT TO PETER & HELENA GUENTHER, OF 9905 COLLEGE RD., SUMMERLAND, BC, FOR THE CONSTRUCTION OF AN ADDITION TO THEIR HOME, AS PER SKETCHES BELOW.

SIGNATURE: Wynne Davies DATE: Nov 16, 2001

BEFORE



AFTER



RECEIVED BY

NOV 16 2002

DEVELOPMENT
SERVICES

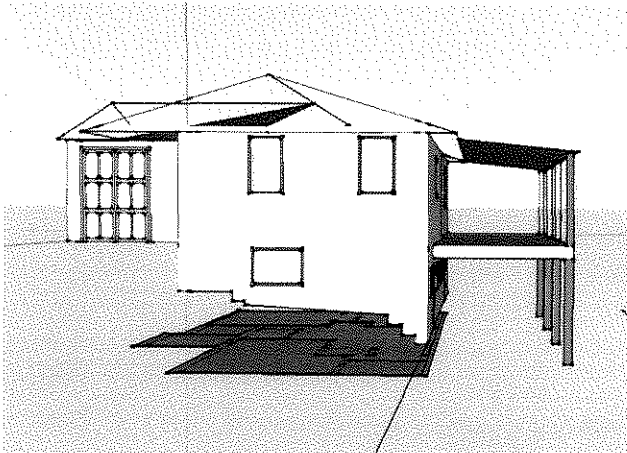
PETER & LENA GUENTHER
9905 COLLEGE RD.
SUMMERLAND, BC
V0H 1Z2
ph.(250)494-4944

TO:
THE DISTRICT OF SUMMERLAND
DEVELOPMENT DEPARTMENT

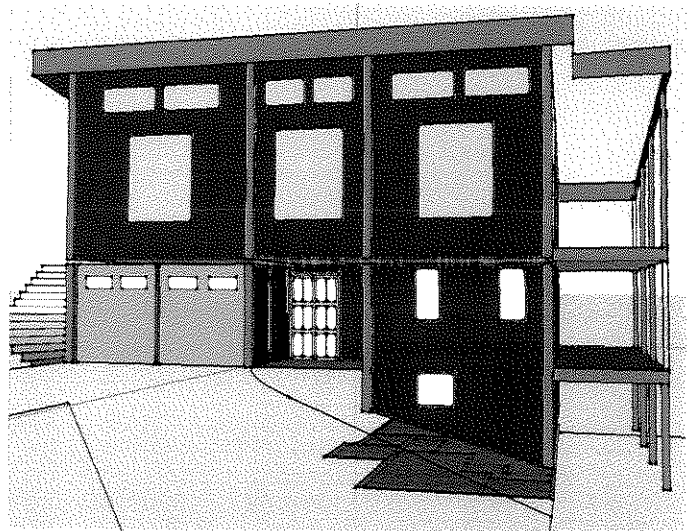
I/WE, Melinda Smith, OF 9909 COLLEGE RD., SUMMERLAND, BC, BY SIGNING THIS DOCUMENT, GIVE OUR CONSENT TO PETER & HELENA GUENTHER, OF 9905 COLLEGE RD., SUMMERLAND, BC, FOR THE CONSTRUCTION OF AN ADDITION TO THEIR HOME, AS PER SKETCHES BELOW.

SIGNATURE: Melinda Smith DATE: Nov 15/12

BEFORE



AFTER



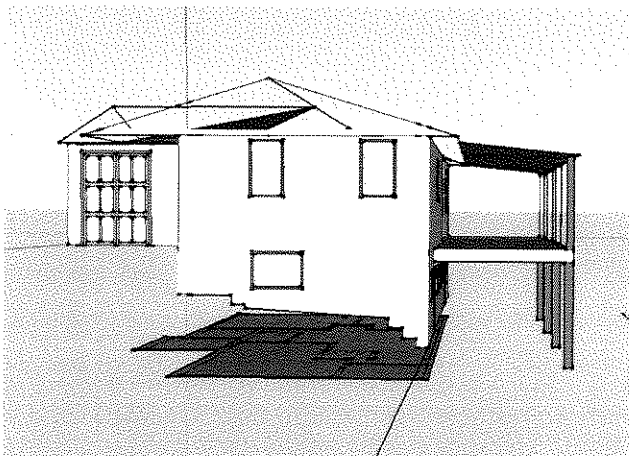
PETER & LENA GUENTHER
9905 COLLEGE RD.
SUMMERLAND, BC
V0H 1Z2
ph.(250)494-4944

TO:
THE DISTRICT OF SUMMERLAND
DEVELOPMENT DEPARTMENT

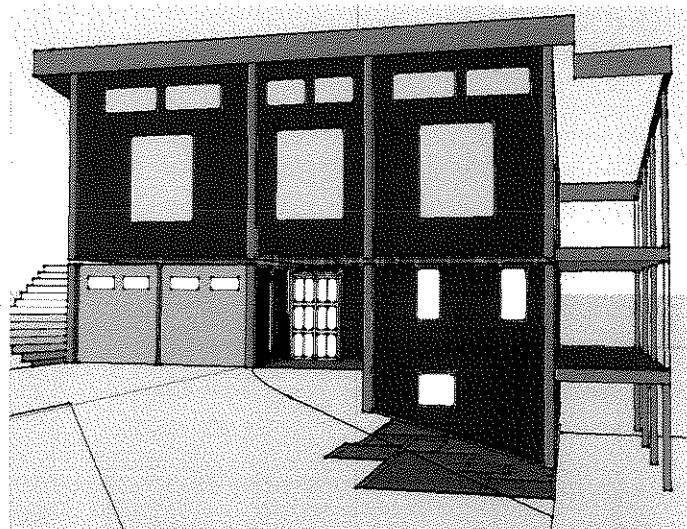
I/WE, MARTIN / DEBORAH WELLS, OF 9910 COLLEGE RD., SUMMERLAND, BC, BY SIGNING THIS DOCUMENT, GIVE OUR CONSENT TO PETER & HELENA GUENTHER, OF 9905 COLLEGE RD., SUMMERLAND, BC, FOR THE CONSTRUCTION OF AN ADDITION TO THEIR HOME, AS PER SKETCHES BELOW.

SIGNATURE: *Deborah Wells* DATE: Nov. 15 2012

BEFORE



AFTER



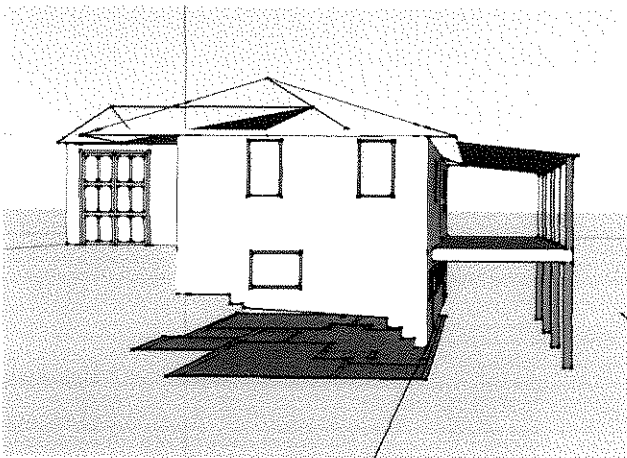
PETER & LENA GUENTHER
9905 COLLEGE RD.
SUMMERLAND, BC
V0H 1Z2
ph.(250)494-4944

TO:
THE DISTRICT OF SUMMERLAND
DEVELOPMENT DEPARTMENT

I/WE, DIANA Bell, OF 9906 COLLEGE RD., SUMMERLAND, BC, BY
SIGNING THIS DOCUMENT, GIVE OUR CONSENT TO PETER & HELENA GUENTHER, OF
9905 COLLEGE RD., SUMMERLAND, BC, FOR THE CONSTRUCTION OF AN ADDITION TO
THEIR HOME, AS PER SKETCHES BELOW.

SIGNATURE: D Bell DATE: NOV 13 2012

BEFORE



AFTER

