

PROPERTY DESCRIPTION:

Civic address: 3102 30th AVE, Osoyoos BC

Legal Description (e.g. Lot, Plan No. and District Lot):

LOT A DISTRICT LOT 42 PLAN KAP 77333

Current land use:

RESIDENTIAL, FRUIT TREES

Surrounding land uses:

FRUIT TREES, GRAPES, RESIDENTIAL

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Zoning Bylaw: SH4

Section No.: 15.4.5 Minimum SET BACKS

Current regulation: BUILDINGS + STRUCTURES
i) FRONT PARCEL LINE 7.5 metres

Proposed variance: 2.31 metres

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

closing in existing carport.
current carport is 5.19 metres from parcel line
current regulation 7.5 metres.
Need variance for existing carport @ 5.19m

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge.

Please explain how the requested variance(s) meet the assessment criteria listed above:

- Existing CARPORT Built years ago. 1974
- IT'S 2.31m too close to parcel line.
- IT'S BEEN THIS WAY SINCE 1974 ISH.
- CLOSING THIS CARPORT IN WILL NOT CHANGE FOOTPRINT NOR DENSITY, NOR AFFECT ANYTHING IN THE AREA.