

**VARIANCE APPLICATION LETTER****PROPOSED RETAINING WALL REPLACEMENT  
AT 3285 LYONS ROAD, NARAMATA.**

Date: September 13th, 2021

To: RDOS City Planning & Development Department

**Subject: Proposed replacement retaining wall at 3285 Lyons Road, Naramata.**

**PLEASE see attached sketch drawings, plans and photos and proposed block wall type design. Please also see block wall typical examples (photos taken of similar walls in Naramata and Kaleden).**

Dear Sir/Madam, this letter is written in application for a Variance for a proposed replacement retaining wall at 3285 Lyons Road, Naramata.

We, the Owners, Nicholas & Christine Bevan, respectfully submit the attached variance documentation for consideration of this variance application.

We have discussed the location, wall materials and setbacks from our property and the property line with our neighbours and they do not have any objections – please see attached supporting letters from the south and west neighbours.

**Variance Requested – see completed Variance application form**

1. Bylaw 2459 Section 7.27.4

Variance for height of **replacement** retaining wall from 2.0M to 3.66M.

**Please note** the existing wall is already 3.02M.

2. Bylaw 2459 Section 7.27.4a

Variance for height of **replacement** wall at South setback from 1.2M to 3.35M.

**Please note** the existing wall is already 3.02M and neighbours are ok with the new wall design.

3. Bylaw 2459 Section 10.6.6

Variance for the Interior setback from 4.5M to 0M for the south wall corner between our south neighbours.

**Please note** that the existing wall is already on the property line – we would be rebuilding to the same extent. Please also note that our south neighbour's house is approx 15M from the wall at the south end.

## **Please see below summary descriptions**

### **Description of the work:**

The house was built in 1981 and is 40 years old, the retaining wall built at that time comprised KVR Railway wood ties and imbedded rocks. The KVR wood ties have rotted substantially over this time period and are in a very unsafe and unsightly condition. Further damage has occurred due to marmot families taking up residence within the wall structure.

The west side of the house with the retaining wall has a very steep slope to the lower part of the property and we would like approval to replace the existing wall with a new one.

We took possession of the property in 2010 and the west side (rear) of the property was in disrepair then.

As we have now retired to Naramata, we are proposing replacing the existing wall with an interlocking block wall design (Redi-Rock or equal) to significantly improve the stability of the existing crumbling area that extends from the sloped access lane on the rear west side up to the basement concrete patio area and to very much improve the basement access safety and aesthetics of the property in view of our neighbours, ourselves and to the general public on Naramata road.

We are also proposing to slightly modify the height of the existing wall by 0.64M (2 inches) at maximum at the basement entry area in order to level off the basement patio area out to the extents of the new wall and to remove the unsafe steps access to the lower sloped gravel lane.

The wall will extend 23.9M (78'-6") from the south side of our property and end 7.5M from the north property line and as such it **will not** extend into the north side property parcel set back (i.e. not nearer than 7.5M from it) – this meets the local setback requirements.

### **Engineering Design**

The block wall will be designed by a Qualified Engineering Consultant. Their design documentation will include a BC certified Land Survey with topographical details of the new retaining wall.

### **Building Permit**

The application for the retaining wall building permit will follow subject to RDOS approval of this submitted variance.

### **Materials**

The block wall materials will be natural stone type and match the grey weathered appearance of the terrain that exists around our immediate area and on the slopes around us.

### **Neighbour Involvement and Discussions**

On our south neighbour's side the additional height difference would be less at 0.33M (1'-1") than the existing wall as the retaining wall would be stepped down near the south end to follow the contour of the existing basement concrete.

The new wall height will not occlude the view of our nearest south neighbours who we have been in discussions with and who strongly approve of the modifications. They have a small pergola type structure viewable on the RDOS parcel viewer which is situated between ourselves and their view of the edge of the new wall. Please see supporting letter and contact info of our south neighbours (Mr & Mrs White) attached with the documentation.

Our other neighbours, lower and to the west are substantially below our property and approximately 200 ft from the new wall - they also support the new wall design and materials. Please see supporting letter and contact info of our south neighbours (Mr & Mrs Thiel) attached with the documentation.

The submitted sketches with details of the existing property line reference locations were measured and marked recently by Penticton Land Surveyors ALLTERRA Land Surveying Ltd. They will provide topographical site survey and location and elevation details to our Engineering consultants who will design the replacement wall.

On approval of this Variance, the application for the building permit for the new wall will be submitted, hopefully within 30 days of receiving the Variance approval.

If you have any questions regarding the Variance application, please contact me [REDACTED]

**I would be willing to conduct a site walk down with the RDOS Inspector should he wish to field review the property and the proposed replacement wall.**

Yours sincerely,



Nicholas & Christine Bevan