

*Rationale Letter for Development Proposal*

**A request to reduce the rear yard setback for an existing garage from 3.0m required to 1.0m and to increase the height of a proposed carriage house to be 0.49m higher than the principal single detached dwelling.**

We live at 1491 Ross Road in West Kelowna and are seeking support from Mayor and Council for a variance application to build a carriage house in our backyard. The carriage house will be attached to our existing garage. The design of the existing garage does not allow for a carriage house to be added on top, but by utilizing the garage for the carriage house it allows us to create a more compact development footprint on our property and a more aesthetically pleasing design.

The proposed carriage house will be built the required 3m from the property line (new Compact Housing RC2 Zone). The existing garage built under the previous R1 Zone regulations does not meet the required 3m from the rear yard setback.

When designing the carriage house we took into consideration the overall size of the building, height and window placement as to not create a negative impact on the privacy of our surrounding neighbours. The first draft of carriage house plans we submitted to the City of West Kelowna had two windows in the loft and one small frosted window all facing the rear property line. We revised these plans to take into consideration the privacy of the neighbor directly behind our property. The revised plans now only have the one frosted window facing the rear of the property. There is a tall cedar hedge separating our property from the neighbor to the west side and the neighbor directly behind our property. A very large willow tree separates the properties to the southeast of our property.

We did speak with our surrounding neighbors to explain our proposal; however, some of our neighbors were unresponsive in our attempt to contact them. We submitted two letters of support from neighbors to the City of West Kelowna staff.

The purpose is for our 28 year old daughter to live in the home. We believe this carriage house will add overall value to our neighborhood and will be an asset to the community, filling a need for more affordable rental opportunities.

Thank you for your time and considering.

Dale & Lisa Williams