



NORSON
CONSTRUCTION

1120 B Stevens Road
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May 21, 2021

City of West Kelowna Council
2760 Cameron Rd
West Kelowna, BC V1Z 2T6

CITY OF WEST KELOWNA
PLANNING DEPARTMENT

ATTACHMENT: 2 - Rationale Letter

FILE NO.: DVP 21-12



Att: Hailey Rilkoff, MCP Planner II

Re: Development Proposal Variance Application DVP 21-12 (932 Lloyd Jones Drive)

Regarding our development proposal variance application for our property located at 932 Lloyd Jones Drive, I wanted to provide a summary to help council understand the reasoning behind the variance we are requesting. As you know, we are requesting for council to consider our ability to increase the maximum height for our accessory building from 5.0 m to 6.5m.

On Dec 21st, 2020 at approximately 4:15 am our family woke to our detached garage engulfed in flames. Fortunately, we were able to get the kids out safely and the fire department was able to respond quickly and save our house. The garage was a total loss; additionally, we lost surrounding landscaping, fencing and 15 mature trees. Fire investigators determined the cause to be electrical in nature related to our deep freeze. Since the fire, we have been working with the insurer on the garage rebuild process and we are now at a stage where we are ready to replace what we have lost. We would like to use this as an opportunity to add a second level above the garage and create a studio area. The building construction will emulate the existing house. We live in a "west coast" style neighborhood and therefore we would have designed a "west coast" structure that is consistent with our main dwelling. This space would function as an art studio, additional storage, and future hang out zone for our kids. In order to facilitate this, we require an additional 5ft of clearance in our design and we also require our building to rest approximately 4'-6" feet into the front setback. The front setback restriction is 4.5m from the property line (at the base of our driveway) so we would require this to be reduced to approximately 3.1m in order to accommodate our build.

Our property is unique. We have a steep driveway downward from street level. Our prime residence and future accessory building grade sit approximately 30 ft below street level (Lloyd Jones Dr). There is vacant lot, owned by our existing neighbor, well above us to the west (930 Lloyd Jones Drive). Below us, at 1642 Griffiths place (south-west) there is also a neighboring residence who we are friendly with. I have discussed our variance proposal with the homeowner (Chad Moen) to ensure he understands what we are proposing, and he is fully supportive of it. I have also discussed the proposal with the other neighbors in the area at 936 Lloyd Jones Dr (Andrew & Megan Hallock) to ensure that they fully understand our proposal prior the DP variance sign being posted. Both parties responded very well and have signed a letter of support (which I have attached separately for reference).

We appreciate your consideration. I have provided some photos below to help you visualize our property and understand the minor implications to neighboring properties.

Photo 1: This photo is taken from the street level at Lloyd Jones Dr looking down to where the accessory building will be built (grade is approx. 25ft below street level)



Photo 2: Photo taken from grade level looking up the driveway to street level at Lloyd Jones Dr.





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Photo 3: Photo taken from grade level towards Lloyd Jones drive looking towards vacant lot and neighbour to the west.



Photo 4: Existing House. Our accessory building design is emulating this look.



If you have any questions or concerns, please feel free to reach out to me.

Sincerely,

Brandon Russell
Norson Construction LLP

May 21st, 2021

City of West Kelowna Council
2760 Cameron Rd
West Kelowna, BC V1Z 2T6

Att: Hailey Rilkoff, MCP Planner II

Re: Development Proposal Variance Application DVP 21-12 (932 Lloyd Jones Drive)

Regarding the development proposal variance application at 932 Lloyd Jones Drive, the homeowners (Brandon & Miranda Russell) have reviewed their design with us for their new accessory building. We understand that they have requested to increase the building height for an accessory building from 5m to 6.5m (21'-3") from slab on grade elevation and that they also require an additional 4.5ft of space into their front setback in order to accommodate their design. We have no objections with their variance application proposal.

Residence:

Home Owner:

Signature:

Date:

1642 Griffiths Place

Chad Moen



May 21/21

936 Lloyd Jones Drive Andrew Hallock



May 21/21

Megan Hallock



May 21/21

932 Lloyd Jones Drive

Photos



Photo 1: Shows steep downward driveway from entrance off Lloyd Jones Dr. Current building grade approx. 25-30 ft below street level.



Photo 2: Shows accessory building grade in relation to Lloyd Jones Drive (above).



Photo 3: Future Accessory Building area and driveway



Photo 4: Finished grade