

H

H&H Custom Homes
201-540 Groves Avenue
Kelowna, BC, V1Y 4Y7
(T) 250 863 2686
(F) 250 862 9451
www.HandHhomes.ca



Development Application Form – Variance Permit

A. Copy of Title

- Attached.

B. Title Documents

- Attached.

C. Agent Authorization

- Applicant is registered owner of the property ("Smith Creek Holdings Ltd."). Applicant also owns "H&H Custom Homes Ltd."

D. Application Fee - PAID CHQ 4052 JUNE 28/019

- To be paid upon application

E. Site Profile – NOT APPLICABLE

- Site profile waiver completed & attached.

F. Copy of Liquor Control - NOT APPLICABLE

G. Proposed Summary

ISSUE:

- Original Proposed (Building Permit 2019-0050) Driveway location met the 6.0M required front set-back from street, but was an awkward angle, dangerous and would have required a 14' tall exposed engineered concrete wall
 - In order to make the previous driveway and garage location possible, the retaining wall itself would have required a variance (over-height, >8'2" exposed)
 - The over-height wall is quite visible from the busy "Ironridge Road" and would have been an eyesore in the neighborhood. It also would have adversely affected the lower adjoining properties at 2459 and 2463 Ironridge Road
 - The driveway and garage entrance would have been exceptionally dangerous to use due to the awkward angle. If anyone backing out of the driveway went over the wall (ie. Distracted driver, winter conditions) the vehicle would fall 14' down a bank and roll directly into the yard and then house at 2463 Ironridge Rd. *I could not, in good faith



install the driveway (or primary) entrance in such a dangerous location, when a simple and practical solution was available

SOLUTION:

- 1. Obtain variance to install primary access to garage with driveway <6.0M setback requirement
- 2. Obtain variance for <9.0M between "crossings" (Bylaw 0092)
- Install a straight, flat and safe driveway ("DW1") from the Shaleview Drive into the front of the home. The driveway is 3.57M long at its shortest point and 4.42M long at its longest point
- I also poured a 8'2" exposed engineered retaining wall and created secondary parking ("DW2") for 3x vehicles so that additional vehicles or guest vehicles would not encroach onto the sidewalk of Shaleview Drive

H. Data Summary Sheet

- Attached. (THIS IS IT)

I. Project Outline for Temporary Use – NOT APPLICABLE

J. Notice of Application Sign

- Location and wording of sign to be discussed. Manchester signs will create sign. Location of sign to abide by all rules is easily met.

K. Site Plan

- 3004 Shaleview Dr., West Kelowna, BC, V4T 3L5
- Full legal description is listed on Site Plan & Title Search
- "DW1" is the proposed new driveway location:
 - 3.57M long (at shortest point) by 6M wide
- "DW2" is the secondary parking (3 additional vehicles)
 - 16M long by 4.88M wide
- "DW1" and "DW2" will have 4.6M between the two driveways

L. Digital Linework – NOT APPLICABLE

M. Development Plans

- Not applicable and/or see attached plans/drawings/elevations/site plans.

N. Landscape Plans

- Attached.

O., P., Q. R., S. – NOT APPLICABLE