

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0119-00

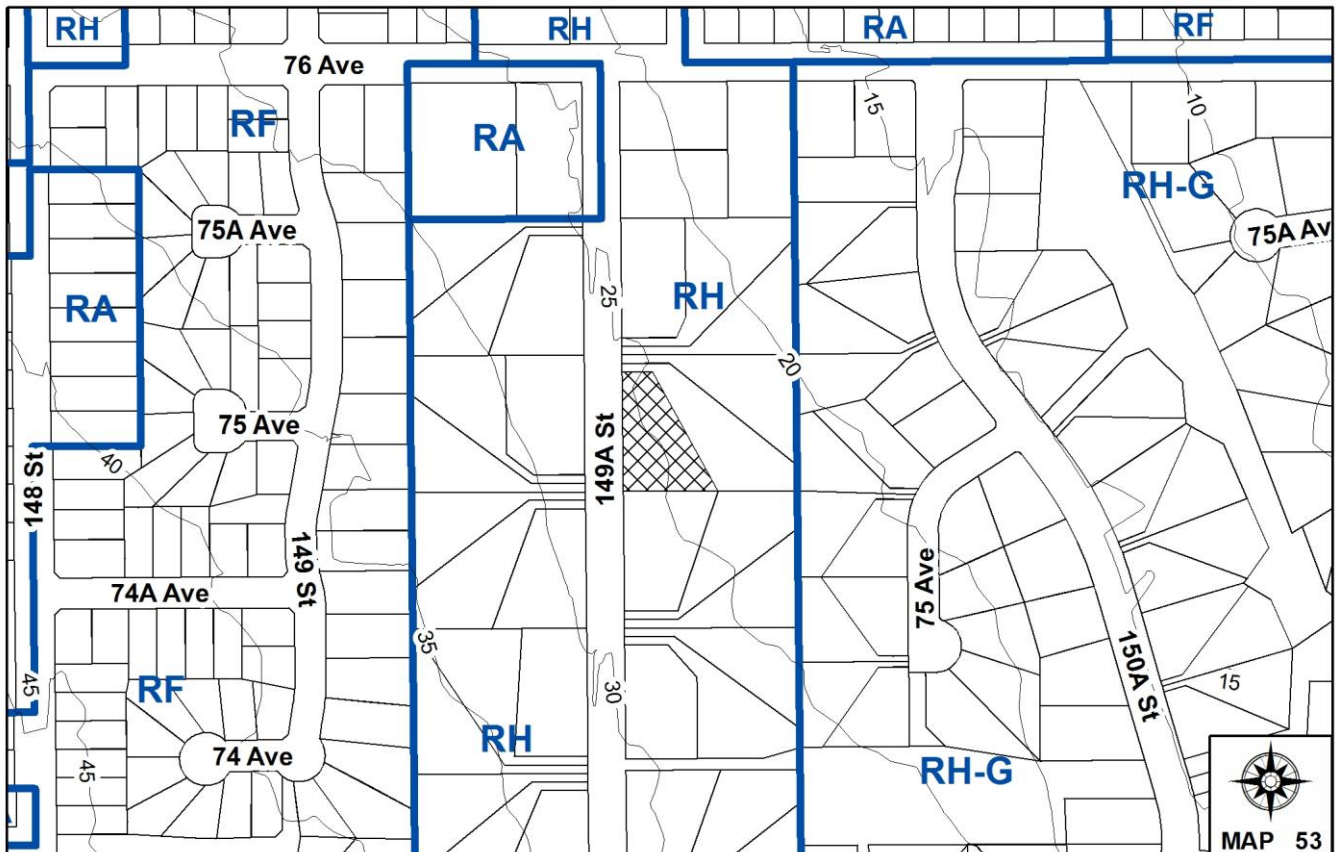
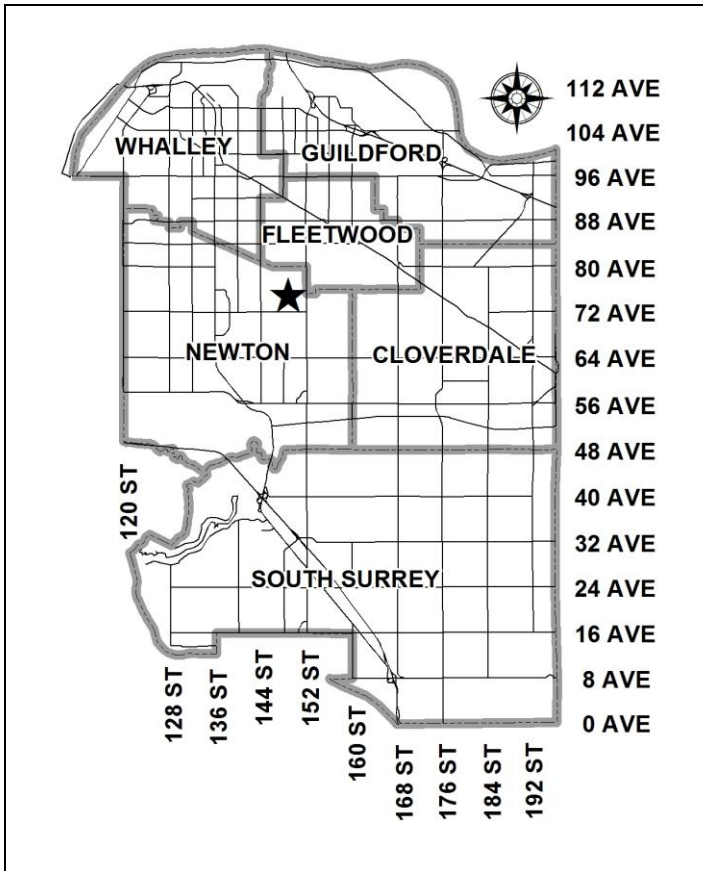
Planning Report Date: July 13, 2009

PROPOSAL:

- **Development Variance Permit**

in order to vary the minimum front yard setback of the RH Zone to permit construction of an accessory building (garage).

LOCATION: 7514 - 149A Street
OWNERS: Prem Singh Vinning and Jagir Kaur Vinning
ZONING: RH (1/2 Acre Des. Zone)
OCP DESIGNATION: Suburban
LAP DESIGNATION: Existing Suburban Residential



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To vary the front yard setback for accessory buildings in the Half Acre Residential Zone from 18 metres (59 ft.) to 15.64 metres (52 ft.) to permit construction of an accessory structure (garage).

RATIONALE OF RECOMMENDATION

- The proposed variance to the minimum front yard setback is less than a previously approved variance by the Board of Variance.
- The design and character of the accessory structure (garage) is in keeping with the design of the home, with the same window and door treatments and high quality siding and roofing materials.

- The subject site is approximately 2,007 m² (21,600 sq.ft.) in size, but is an irregularly shaped RH-zoned lot with varying depth.
- The owner originally applied to the Board of Variance to allow construction of an accessory building closer to the front lot line than would normally be permitted. The Board of Variance approved the application, permitting the applicant to construct a garage at 15.4 metres (49.8 ft.) as opposed to 18 metres (59 ft.) (as per the By-law).
- Subsequently, the applicant refined the architecture of the garage to more closely resemble the architecture of the dwelling unit and articulated the front of the accessory structure resulting in a variance (15.64 m/52 ft.) that is less than the variance originally approved by the Board of Variance (15.4 m/49.8 ft.). This setback change was re-submitted to the Board of Variance for review but was rejected by the Board. No rationale was provided regarding the rejection.
- As a result, the applicant has now submitted this DVP to vary the front yard setback for accessory buildings of the RH Zone (Half Acre Residential Zone) to permit the construction of an accessory building 15.64 metres (52 ft.) from the front lot line.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum front yard setback of the RH Zone from 18 metres (59 ft.) to 15.64 metres (52 ft.) in order to permit the construction of an accessory building (garage).

Applicants Reasons:

- The proposed variance permits the development of a suitably sized garage; the garage will have minimal impacts on neighbouring lots, and is well designed to fit into the character of the neighbourhood.
- The irregular shape of the lot combined with the natural characteristics of the site (grading and existing trees) limits the potential locations for the garage.

Staff Comments:

- The Board of Variance has previously approved a reduction in the front yard setback for accessory buildings to 15.4 metres (50 ft.). The applicant voluntarily increased this setback to 15.64 metres (52 ft.) but was subsequently rejected by the Board of Variance.
- The garage has been designed to complement the design and character of the new dwelling to be constructed on the lot and will feature the same high quality window and door treatments, and cladding and roofing materials.
- Staff supports the Development Variance to reduce the front yard setback from 18 metres (59 ft.) to 15.64 metres (52 ft.).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan and Building Elevations
- Appendix III. Development Variance Permit No. 7909-0119-00

Jean Lamontagne
General Manager
Planning and Development

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