



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Holger Burke  
Acting Manager, Development Applications  
**Date:** January 29, 2004  
**File:** DV 03-254376  
**Re:** **Application by Rocky Sethi for a Development Variance Permit at  
10120 Williams Road**

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### Manager's Recommendation

That a Development Variance Permit be issued for 10120 Williams Road which would vary the side yard setback in order to permit a new single-family house to be built 1.2 m (3.94 ft.) instead of 2 m (6.56 ft.) from the west property line and allow for a corner portion of the second storey to project into the residential vertical envelope (lot width) of the subject site.

Holger Burke  
Acting Manager, Development Applications

KE:blg  
Att.

## Staff Report

### Origin

Rocky Sethi has applied to the City of Richmond for permission to vary the side yard setback and residential vertical envelope (lot width) in order to permit a new single-family house to be built 1.2 m (3.94 ft.) instead of 2 m (6.56 ft.) from the west property line at 10120 Williams Road. The subject site is zoned Single-Family Housing District, Subdivision Area E (R1/E). The applicant is proposing to build one (1) new single-family home on the subject property in accordance with setback regulations of a typical residential subdivision along an arterial road.

A copy of the development application filed with the Urban Development Division is appended to this report along with related site plan and building drawings.

### Findings of Fact

A majority of surrounding residential development consists of older single-family homes. There is an established lane servicing the rear of these lots along this portion of Williams Road. The neighbouring property to the west has a bungalow style home on the property. The house on the subject site has been demolished.

### Staff Comments

#### Development Applications Department

The applicant originally intended to rezone and subdivide the property and submitted applications to do so in December, 2001. A moratorium was placed in the Williams Road area soon after between No. 4 Road and No. 5 Road because of storm drainage and sanitary sewer issues. The rezoning application has since been withdrawn with the intent to submit a new rezoning application to Single-Family Housing District, Subdivision Area K (R1/K) when the moratorium on applications is lifted in the area. Staff spoke with the property owner to the west (10100 Williams Road), with the neighbour indicating no objections to the proposed variance at that time.

#### Zoning Department

As the lot is over 20 m (66 ft.) in width, a 2 m (6.56 ft.) side yard setback is required. A 1.2 m (3.94 ft.) side yard setback is required for properties less than 18 m (59 ft.) wide. As the applicant wishes to build one (1) single-family house on the west half of the property, variances need to be made to reduce the side yard setback from 2 m (6.56 ft.) to 1.2 m (3.94 ft.) and allow a corner portion of the second storey to project into the residential vertical envelope (lot width) as shown on the attached drawing.

### Analysis

Once the future rezoning and subdivision is complete, the new single-family house will comply with the applicable zoning district. In order to build one (1) single-family house on the west half of the lot, variances are being requested to allow a side yard setback and residential vertical envelope (lot width) similar to Single-Family Housing District, Subdivision Area K (R1/K).

**Conclusions**

Staff have no objections to the Development Variance Permit application.

A handwritten signature in black ink, appearing to read 'K. Eng', with a stylized flourish at the end.

Kevin Eng  
Planning Technician – Design  
(604) 276-4000 (Local 3205)

KE:blg



**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
(604) 276-4000

**Development Application**  
Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: VARIANCE PERMIT

Property Address(es): 10120 WILLIAMS COVE

Legal Description(s): \_\_\_\_\_

Applicant: ROCKY LETHI

Correspondence/Calls to be directed to:

Name: ROCKY LETHI

Address: #185 4651 SHELL ROAD

RD. V6X 3M4

8  
Postal Code

Tel. No.: 604 603 7885

Business

Residence

E-mail

604 273 0685  
Fax

Property Owner(s) Signature(s): \_\_\_\_\_

or

Please print name

Authorized Agent's Signature: \_\_\_\_\_

Attach Letter of Authorization

ROCKY LETHI

Please print name

<b>For Office Use</b>	
Date Received: <u>DEC 17/03</u>	Application Fee: <u>\$1500 -</u>
File No.: <u>13-254376</u>	Receipt No.: <u>15-0044606</u>
Only assign if application is complete	



**No. DV 03-254376**

To the Holder:                   ROCKY SETHI  
Property Address:               10120 WILLIAMS ROAD  
Address:                         C/O #185 – 4631 SHELL ROAD  
                                       RICHMOND, BC V6X 3M4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied by reducing the side yard setback from 2.0 m (6.562 ft.) to 1.2 m (3.937 ft.) along the west property line and to allow for a corner portion of the second storey to project into the residential vertical envelope (lot width) as shown in Plans # 1-2 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

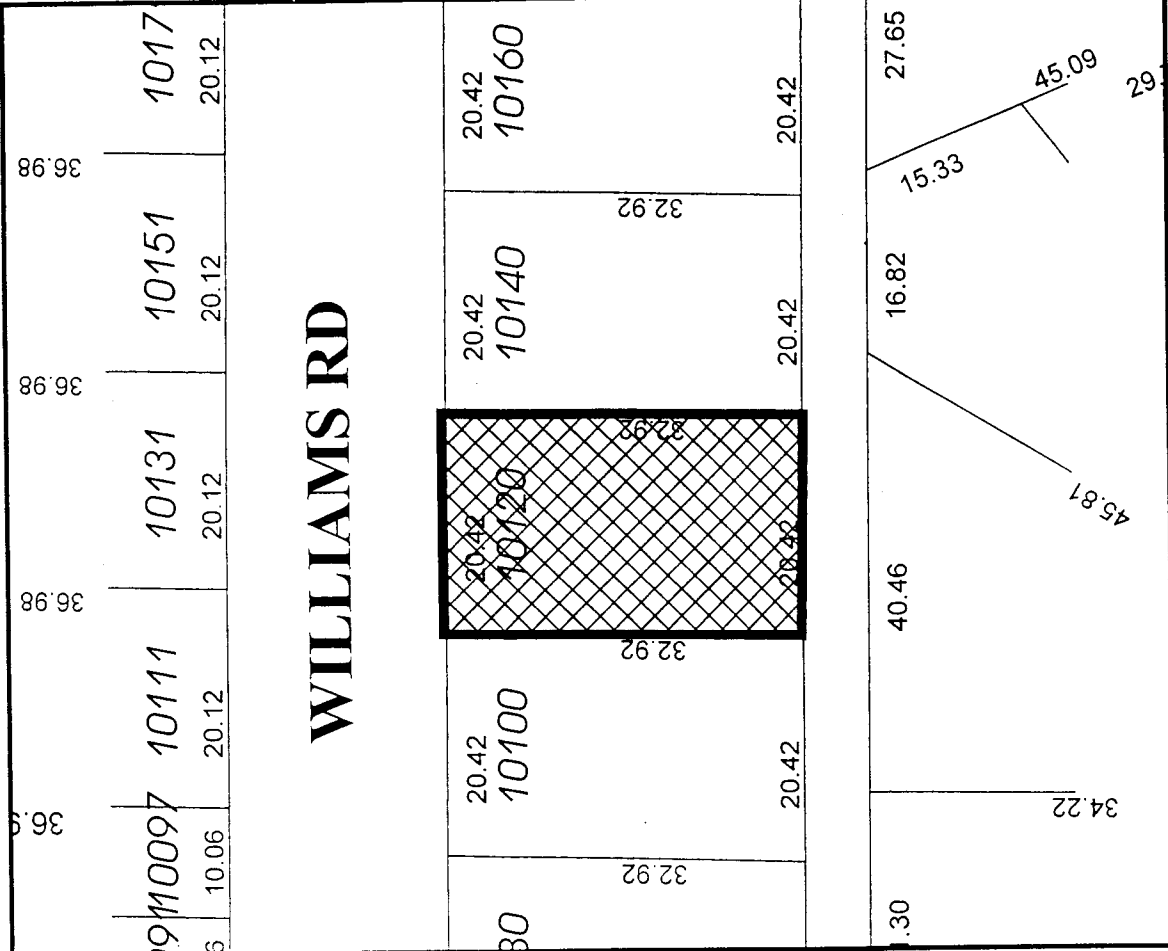
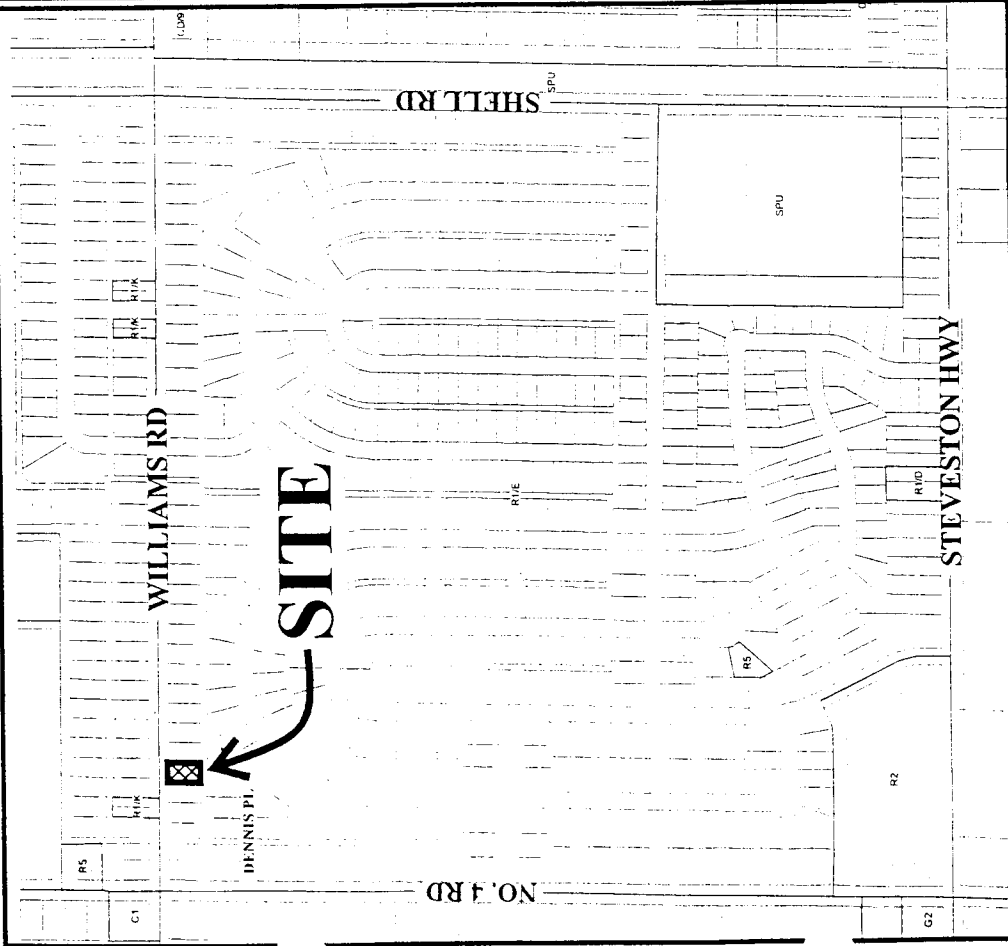
ISSUED BY THE COUNCIL THE

DELIVERED THIS           DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



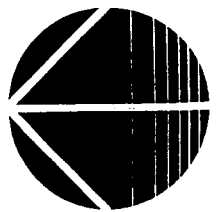
## WILLIAMS RD

# DV 03-254376 SCHEDULE "A"

Original Date: 01/06/04

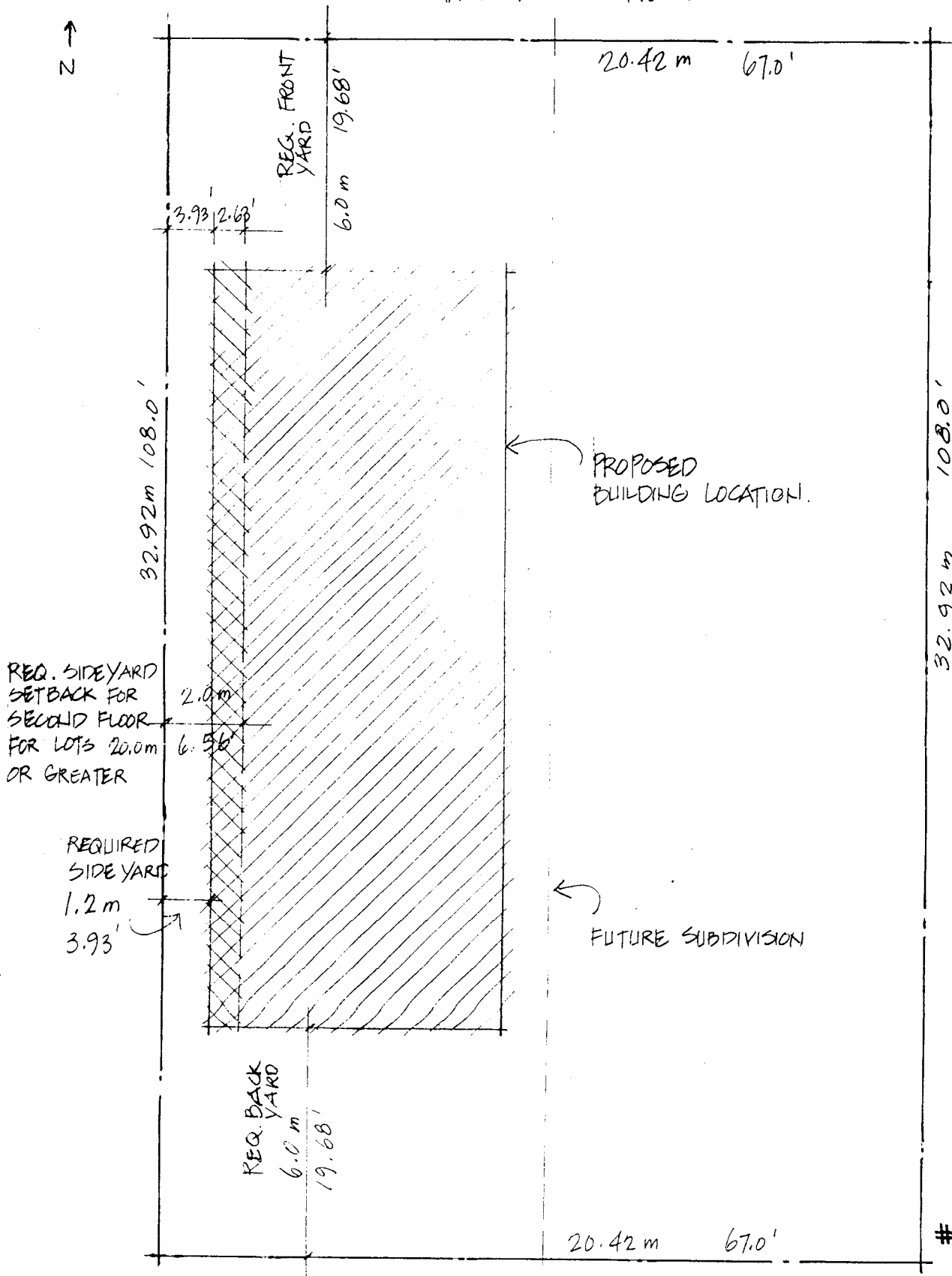
Revision Date:

Note: Dimensions are in METRES



**REVIEWED**

WILLIAMS ROAD



20.42 m 67.0'

32.92 m 108.0'

32.92 m 108.0'

20.42 m 67.0'

#1

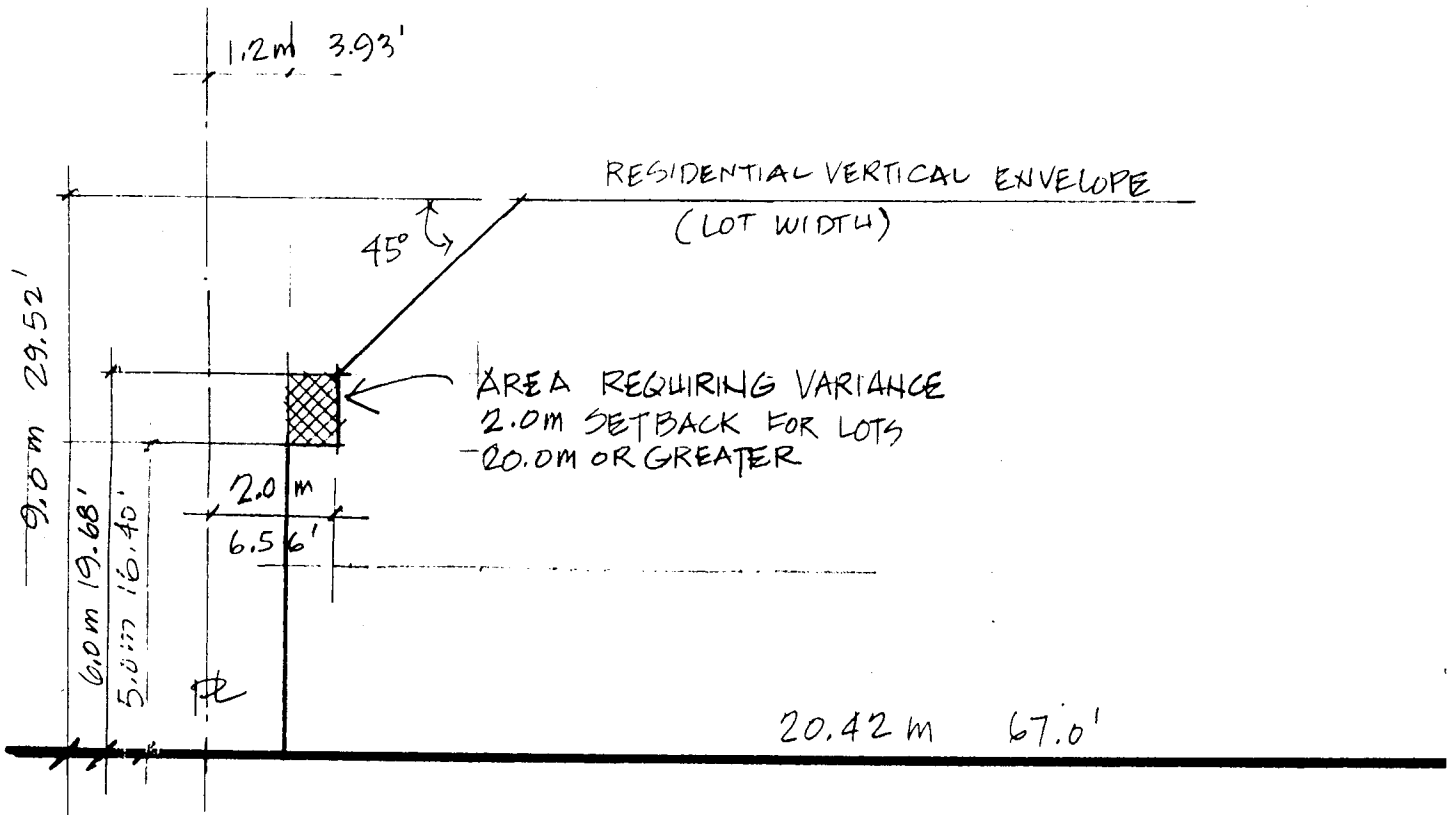
LANE

10120 WILLIAMS ROAD

JAN 29 2004

DV 03-254376

DEC 10/03



BUILDING SECTION

10120 WILLIAMS ROAD

DEC 10/03

#2

JAN 29 2004

DV 03-2 54376

 ENTERED