



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: June 4, 2002
File: DV 02-205449
Re: **Application by Robert H. and Susan Enslin for a Development Variance Permit
at 17280 Fedoruk Road**

Manager's Recommendation

That a Development Variance Permit be issued for 17280 Fedoruk Road that would vary the maximum height for an accessory building (proposed new barn) from 5 m (16.404 ft.) to 7.315 m (24 ft.).

Joe Erceg
Manager, Development Applications

JE:jdk

Staff Report

Origin

The subject 0.395 ha (0.977 ac.) site is located on the south side of Fedoruk Road east of Kartner Road and is zoned Single-Family Housing District, Subdivision Area G (R1/G). This is an area of large unsewered lots which are ideal for hobby farms.

The applicants are requesting permission to vary the maximum height of a proposed accessory building from 5 m (16.404 ft.) to 7.315 m (24 ft.). The purpose of the height variance is to allow the applicants to build an accessory building in the shape of a traditional barn with a gambrel style roof, which would be in keeping with the agricultural atmosphere of the East Richmond community.

A copy of the development application filed with the Urban Development Division is appended to this report.

Findings of Fact

The subject site is surrounded by large unsewered single-family lots many of which are hobby farms. This small pocket of single-family lots are located in an area which is mainly agricultural with the exception of the Mayfair Lakes golf course to the north. The lots along the south side of Fedoruk Road have an existing laneway located along the rear of their properties.

Staff Comments

There were no concerns raised by staff.

Analysis

The applicants wish to build an accessory building in which they would house vehicles, a boat and trailer and a tractor with a rollover protection system. They have chosen the design of the proposed building to resemble a traditional barn with a gambrel style roof which would fit in very nicely with the farms of East Richmond.

The proposed accessory building will be accessed from an existing gated driveway originating from the laneway along the south property line of the site. A "garage type" roll up door facing west would be primarily used to access the interior of the building, while the larger vehicles would be moved in and out of storage via a sliding "barn type" door facing north.

Staff agree that because the accessory building is to be located near the rear of the property and has its access from the lane, it should have very little impact on the neighbouring properties.

Conclusions

Staff support the variance as requested.

A handwritten signature in black ink, appearing to read "J. DeKleer", with a long horizontal flourish extending to the right.

Jim DeKleer
Engineering Assistant - Development & Processing
JDK:jdk



No. DV 02-205449

To the Holder: ROBERT H. & SUSAN ENSLEN
Property Address: 17280 FEDORUK ROAD
Address: 17280 FEDORUK ROAD RICHMOND, BC V6V 1C7

- 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 as follows:
 - a) The dimension and siting of buildings and structures on the land shall be as shown on Plan #1 attached hereto.
 - b) The floor plan and elevations shall be as shown on Plan #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

HIGHWAY 91

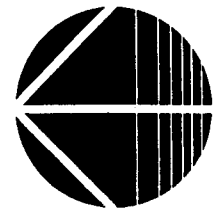
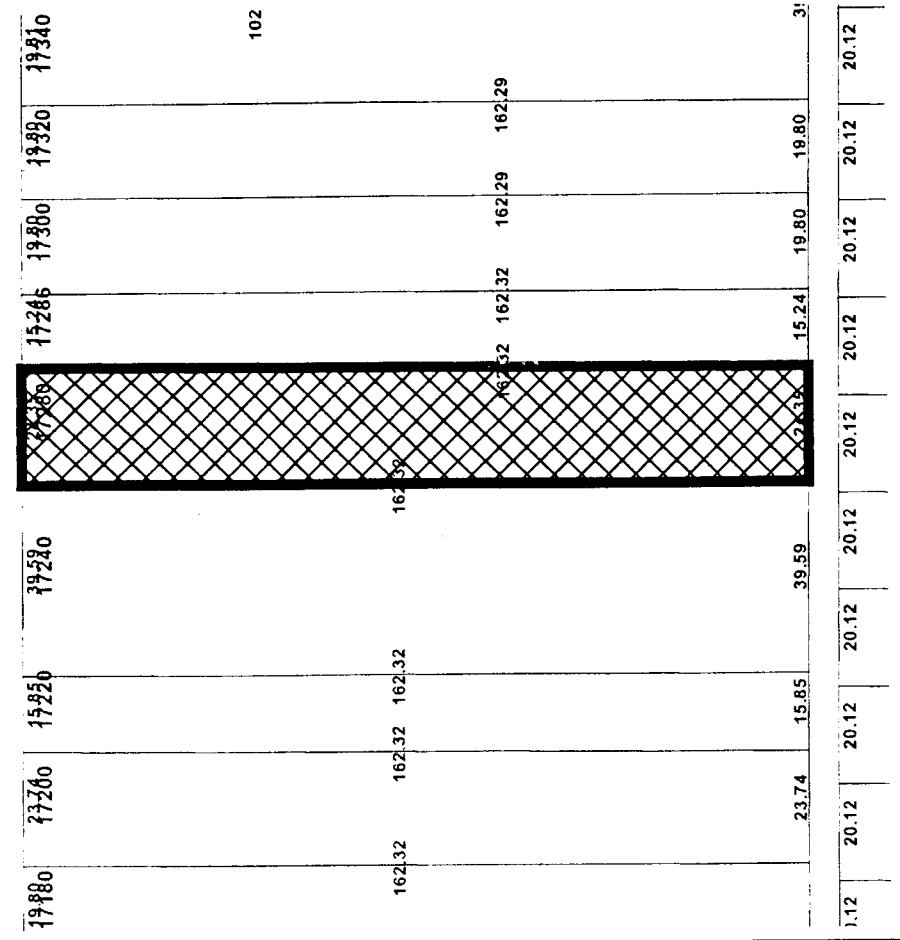
FEDORUK RD

SITE

NO. 8 RD

FEDORUK RD

WESTMINSTER HWY

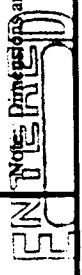


DV 02-205449 SCHEDULE "A"

Original Date: 05/23/02

Revision Date:

Note: Dimensions are in METRES





Development Applications Department

6911 No. 3 Road
Richmond, BC V6Y 2C1

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

DEVELOPMENT APPLICATION

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and fees.

Type of Application: DEVELOPMENT VARIANCE PERMIT

Property Address(es): 17280 FEDORUK ROAD

Legal Description(s): LOT 38 EXCEPT 50 FT SEC 1 BLOCK 4
N R 5 W N W D 17793

Applicant: ROBERT H. ENSLEN / SUSAN ENSLEN

Correspondence/Calls to be directed to:

Name: ROBERT H. ENSLEN

Address: 17280 FEDORUK ROAD

RICHMOND BC V6V 1C7

Tel. No.: 604 328-4438 604 279-4999 604 273-9354
Business Residence Fax

Property Owner(s) Signature(s): [Signature]
ROBERT H. ENSLEN / SUSAN ENSLEN
Please print name

or

Authorized Agent's Signature: _____
Attach Letter of Authorization

Please print name

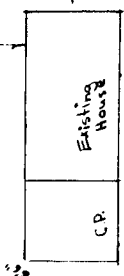
FOR OFFICE USE	
Date Received: <u>May 3/02</u>	Application Fee: <u>525.⁰⁰</u>
File No.: <u>02-205449</u> <small>Only assign if application is complete</small>	Receipt No.: <u>05-0090515</u>



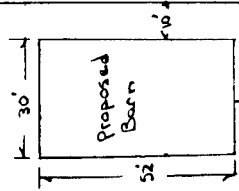
Fiberonk Road

79' 9"

50'



532' 5"



JUL 18 2002

DV02-205449 #1

Scale 1" = 20'

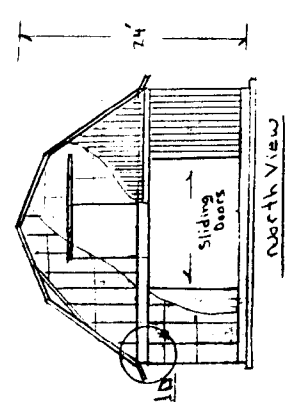
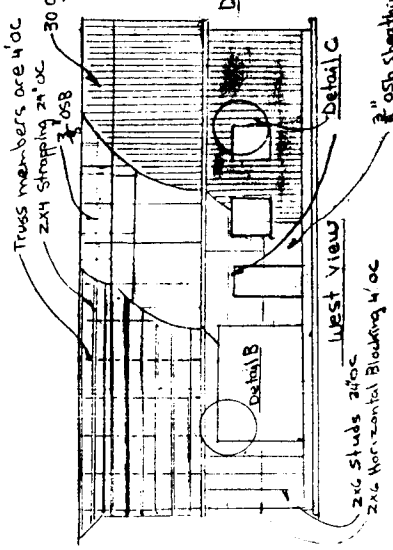
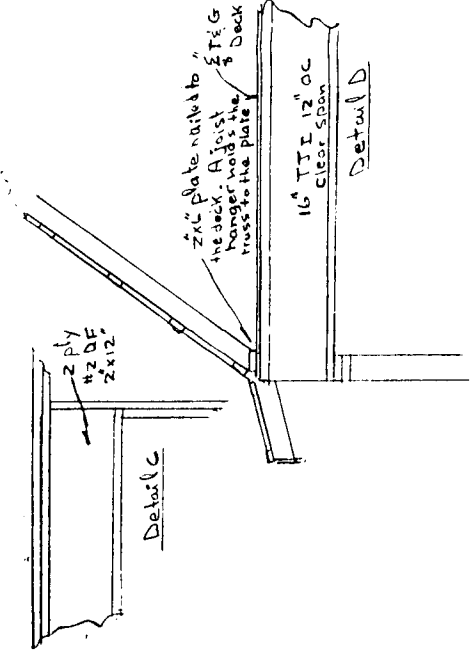
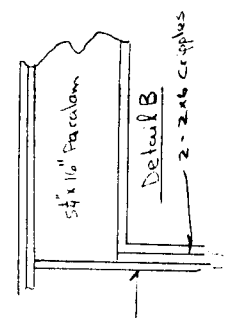
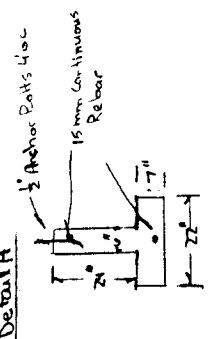
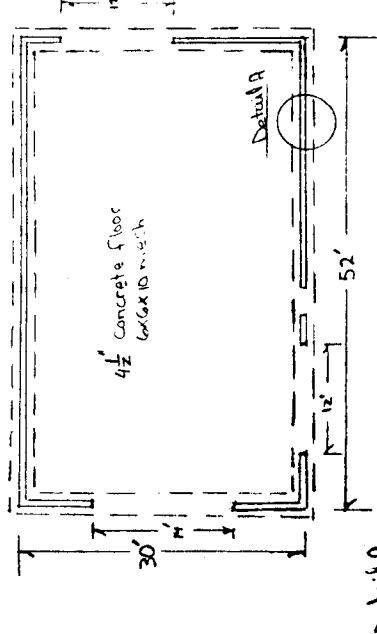
Lot 2

OWNER: Robt Swan Enslan
17280 Federalys Rd

LEGAL: Lot 28 EXCEPT:
ARTICLE 60 F.I. SECTION 1
BLOCK 4 NORTH RANGE 5

New Westminster
District PL 17793
uses: Tool storage

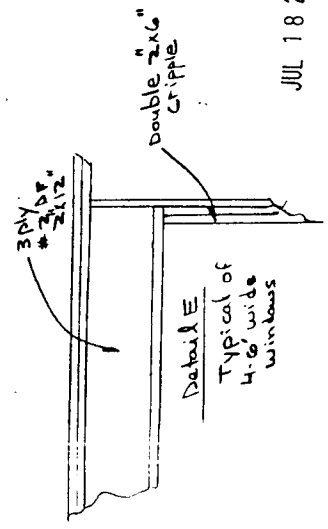
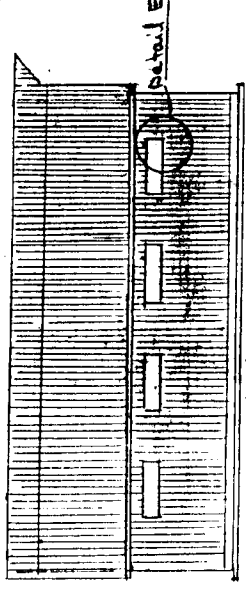
CITY OF RICHMOND
DATE
MAY 3 2002
RECEIVED
URBAN DEVELOPMENT



Scale 1/4" = 1'

Note:

- A Truss certificate would be available upon arrival of the trusses.
- TJI Joist size and spacing are assigned by Truss Joist Canada



17290 Fedaruk Rd
 Soil Type: Clay
 Uses: Storage
 Contractor:
 Bryan Zellweger Ltd
 pager 604-627-3784

DATE: 06/11/02
 MAY 1 2002

JUL 18 2002

DV 02-205449 # 2