



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: July 25, 2002
File: DV 02-207969
Re: **Application by Tom & Des Morrow for a Development Variance Permit at
11591 Sealord Road**

Manager's Recommendation

That a Development Variance Permit be issued that would vary the front yard setback from 6m (19.685 ft) to 4.328m (14.20 ft) and the residential vertical envelope (lot depth) or maximum height in order to permit the construction of a new single-storey two-car garage at 11591 Sealord Road.



Joe Erceg
Manager, Development Applications

JE:jdk

Staff Report

Origin

The subject site is located on the north side of Sealord Road between Seacote Road and Seabay Road and is zoned Single-Family Housing District, Subdivision Area E (R1E). The owners plan to add an attached two-car garage to the front of their house. To accomplish this, a development variance is required to reduce the front yard setback from 6m (19.685 ft) to 4.328m (14.20 ft) for the proposed garage only. In addition, a variance to the front Residential Vertical Envelope is also requested.

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

Findings of Fact

The subject property is a 686.841 m² (7,393.34 ft²) lot which currently has a single wide carport and driveway on the west side of the site. The surrounding neighbourhood consists of single-family residential homes zoned Single-Family Housing District, Subdivision Area E (R1/E). The majority of the homes in the area were originally built in the early 1970's.

Staff Comments

Zoning staff commented that an additional variance would be required for the front Residential Vertical Envelope (lot depth). By reducing the front setback, the new double garage will encroach into the Residential Vertical Envelope.

Transportation staff commented that the applicants will be required to remove the old driveway, as the bylaw only permits one driveway if the frontage is less than 25 metres. In addition, the applicants should ensure no public utilities (i.e. street lights, fire hydrants etc.) will be affected by the proposed driveway. *Staff have confirmed that there are no conflicts with street lights or fire hydrants.*

Development Applications staff commented that this is a reasonable and well presented request. The existing driveway should be removed and staff suggest that the existing Japanese Maple tree be relocated to the area of the old driveway on the boulevard. The site plan should be revised to reflect the above changes. *The applicants have provided a revised site plan.*

Analysis

The applicants wish to construct a two-car garage and a double wide driveway so that they have adequate space to park the four vehicles in their family. They have a 19 year old daughter and a grandparent that drive their own vehicles. The existing single carport and driveway designed and built 30 years ago is unable to provide the family with the functionality and safety that they require.

The applicants have experienced vandalism when they have left their cars parked on the street. They also feel that when their vehicles and the neighbour's vehicles are parked on both sides of the roadway, very little room is left for through-traffic, which creates a safety hazard.

The applicants originally thought they would maintain the existing driveway for additional parking, however, have agreed to remove the old driveway and transplant the existing Japanese Maple tree into this area, including planting grass.

The applicants have approached their neighbours on both sides as well as across the street. They have unanimously encouraged the applicants to proceed with their proposal and have shown their support by signing letters of acknowledgement.

The proposed double-wide concrete driveway will be 9.45m (31.0 ft) long, measured from the face of the proposed garage to the existing curb at the street. There is no sidewalk along the applicant's frontage, therefore there is plenty of space for two cars to park in the driveway without overhanging the roadway.

The proposed garage has been designed with a gable roof to match the house. By reducing the front yard setback from 6m (19.685 ft) to 4.328m (14.20 ft), the proposed garage encroaches into the Residential Vertical Envelope, which the applicants wish to vary as well.

Staff agree that this is a reasonable request and feel the applicants have put a lot of thought and careful planning into their proposal. With the support of their neighbours, staff feel that the proposed garage and driveway will enhance the appearance of the house and neighbourhood, as well as provide needed parking space for the family vehicles.

Conclusions

Staff support the variances as requested.



Jim DeKleer
Engineering Assistant - Development & Processing
JDK:jdk



City of Richmond
Urban Development Division

Development Variance Permit

No. DV 02-207969

To the Holder: TOM & DES MORROW

Property Address: 11591 SEALORD ROAD

Address: 11591 SEALORD ROAD, RICHMOND, B.C. V7A 3K9

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 front and side 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 _____, _____

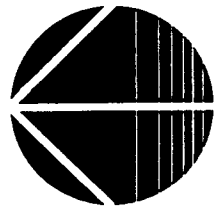
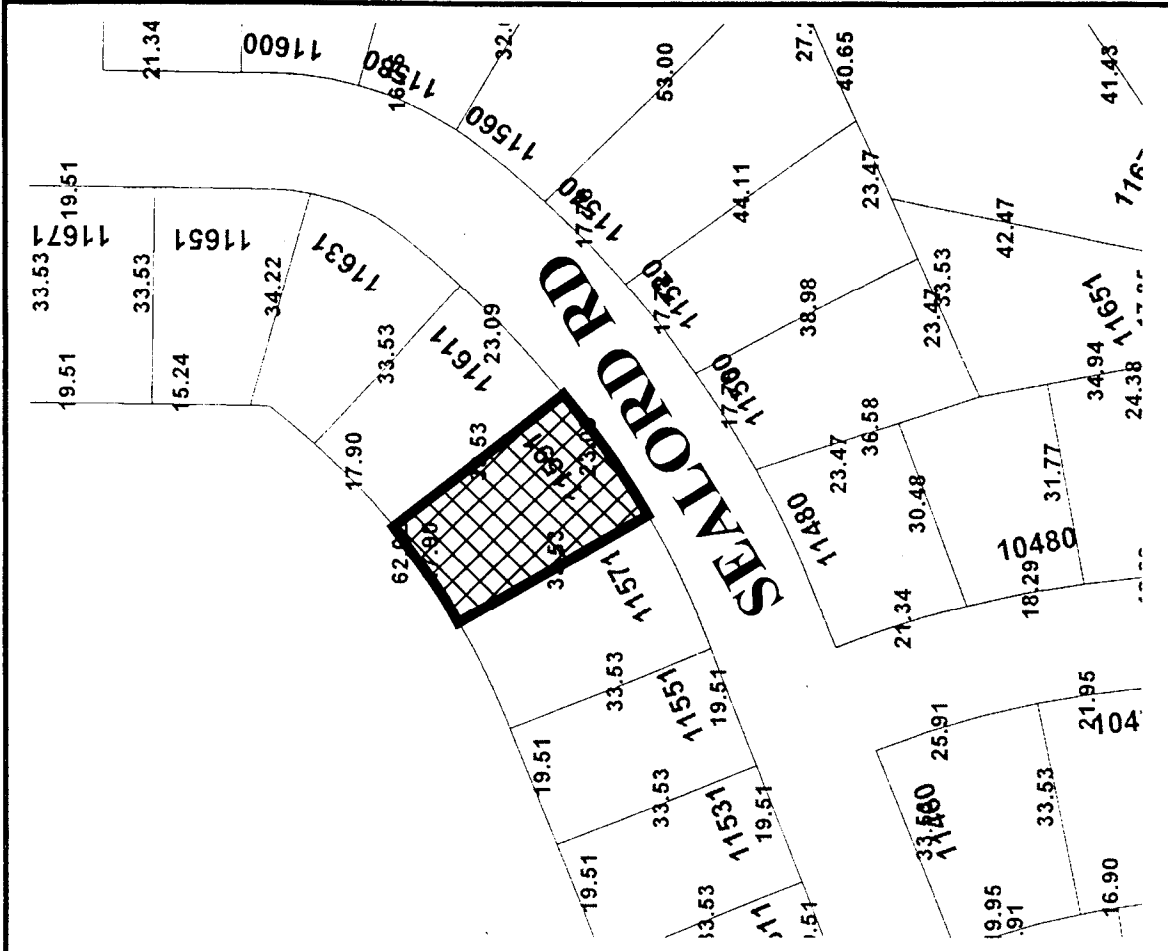
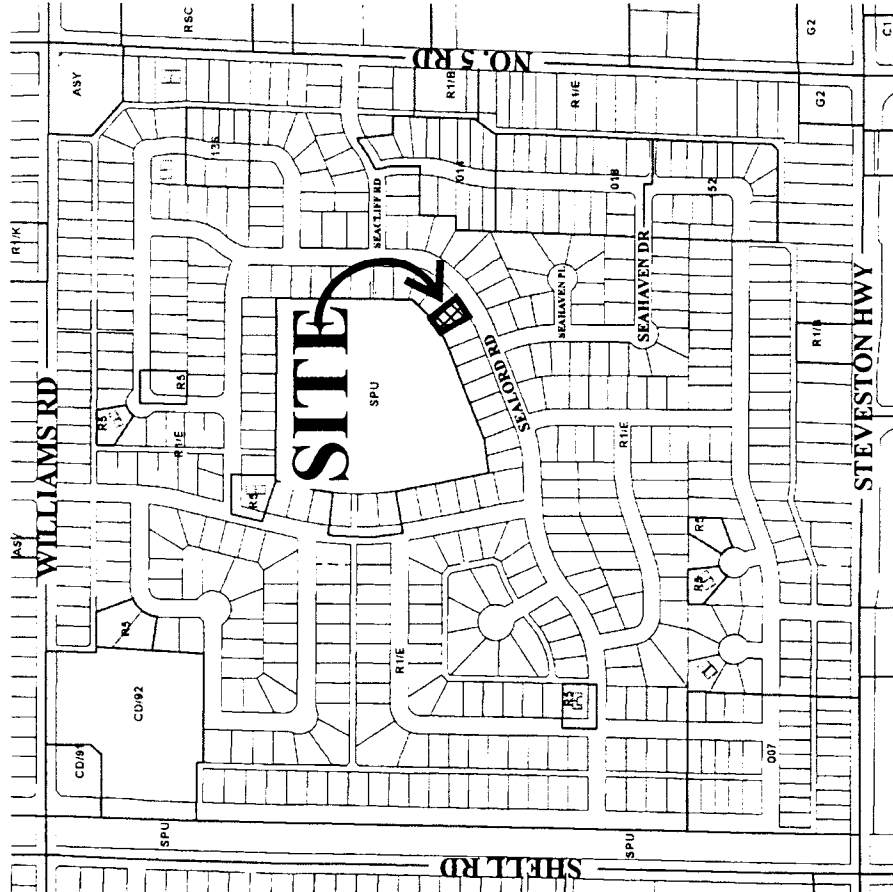
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of Richmond



DV 02-207969 SCHEDULE "A"



Original Date: 06/20/02

Revision Date:

Note: Dimensions are in METRES



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: DEVELOPMENT VARIANCE PERMIT

Property Address(es): 11591 SEALORD ROAD, RICHMOND, BC V7A3K9

Legal Description(s): LOT 118 SECTION 36 BLOCK 4
NORTH RANGE 6 WEST N.W.D. PLAN 31365

Applicant: HOME OWNERS & TOM & DES MORROW

Correspondence/Calls to be directed to:

Name: TOM & DES MORROW

Address: 11591 SEALORD ROAD, RICHMOND, BC, V7A3K9

V7A3K9

Tel. No.: DES @ 604-802-5709 (☎)

Business

Postal Code

604-274-0898

Residence

TOM @ 604-727-9041

E-mail

morrow@pacificcoast.net.

Fax e-mail

Property Owner(s) Signature(s): Tom Morrow

TOM MORROW DES MORROW
Please print name

or

Authorized Agent's Signature: N/A

Attach Letter of Authorization

Please print name

For Office Use	
Date Received: <u>June 12, 2002</u>	Application Fee: <u>\$525.00 pd</u>
File No.: <u>DV 02-207969</u> Only assign if application is complete	Receipt No.: <u>04-0073370</u>

ENTERED

AMENDED JULY 2, 2002

SITE PLAN.

LOT 118 SECTION 35 BLOCK 4
NORTH RANGE 6 WEST
N.W.D. PLAN 31355

LEGAL OWNERS: TOM DES MORROW
ADDRESS: 1174 SEALORD ROAD
BIRMINGHAM, AL 35244

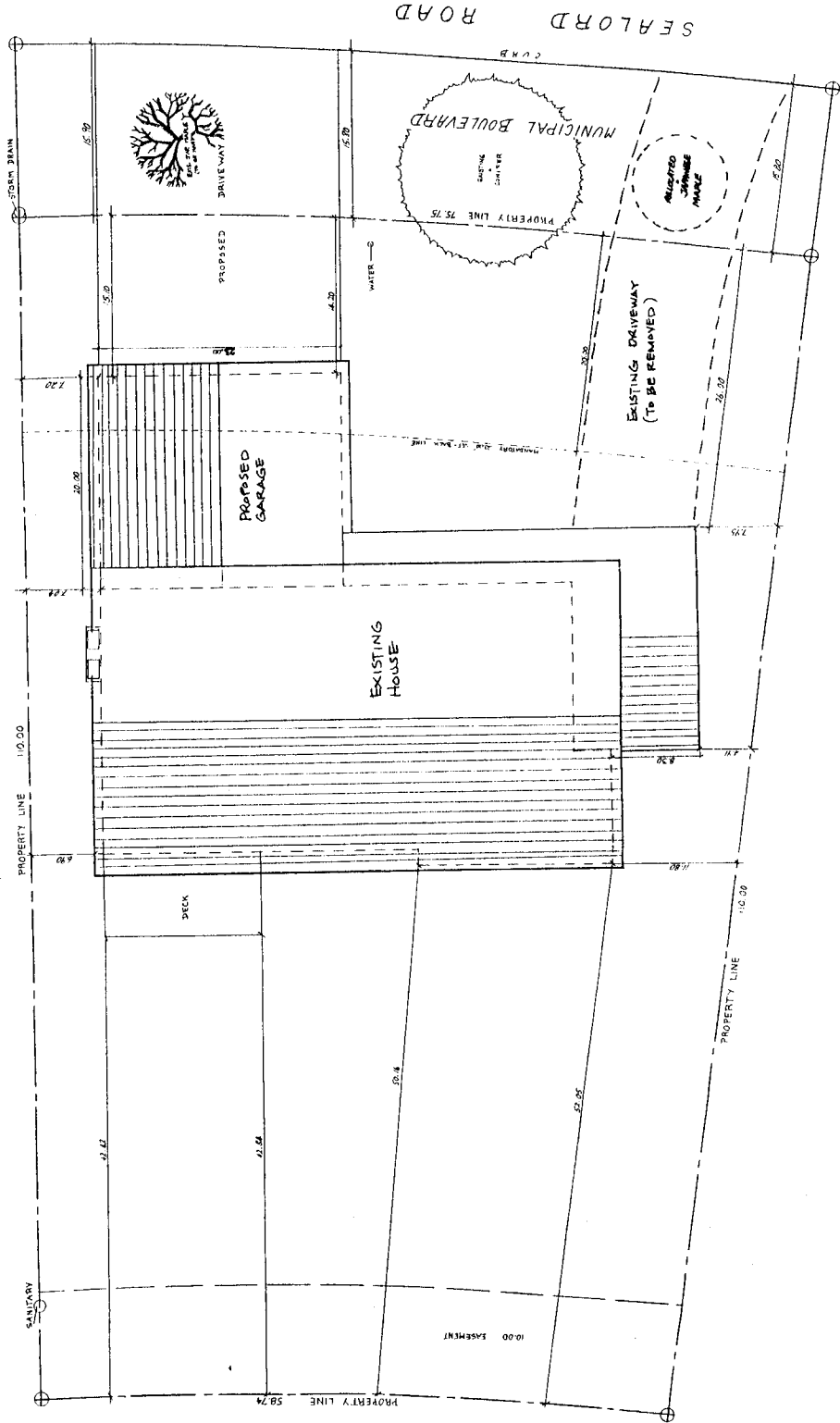
DATE: JULY 2, 2002



SCALE: 1/4" = 10'

DRAWN: DES MORROW

JUL 25 2002



DY 02-207969 # 1

ELEVATION DRAWINGS

LOT 118 SECTION 36 BLOCK 4
NORTH RANGE 6 WEST
N.W.D. PLAN 31365

LEGAL OWNERS: TOM Y DES MORROW
ADDRESS: 11591 SEALORD ROAD
RICHMOND, BC V7R 3K9

DATE: JUNE 11, 2002

SCALE: 1/4" = 1'0"

DRAWN: DES MORROW

JUL 25 2002

DV 02-207969 #2

