



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: December 18, 2003
File: DV 03-252524
Re: **Application by Francha Holdings for a Development Variance Permit at
3411 Catalina Crescent**

Manager's Recommendation

That a Development Variance Permit be issued for 3411 Catalina Crescent which would vary the side yard setback from 1.2 m (4 ft.) to 0.6 m (2 ft.) along the northern property line for the northwest portion of a proposed garage.

for Joe Erceg
Manager, Development Applications

KE:blg
Att.

Staff Report

Origin

Frank Hansen, on behalf of Francha Holdings, is applying for permission to vary the side yard setback (north property line only) from 1.2 m (4 ft.) to 0.6 m (2 ft.) for the northwest portion of a proposed garage at 3411 Catalina Crescent. The site is zoned Single-Family Housing District (R1/E).

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

The subject site is located in the Sea Island Planning Area in the Burkeville community. The house to the immediate north is an older style bungalow similar to those contained in the neighbourhood with a small shed located in the rear yard. Other single-family houses around the subject site are either old or refurbished 'cottage' style homes. A majority of these older houses have sheds or garages close to the rear property line.

The applicant intends to build a new single-family house with a garage accessing the lane and has obtained the necessary Building Permits. However, construction on the garage has stopped and is pending the outcome of the Development Variance application. The concrete slab for the garage has been poured. As the house is under a separate Building Permit and has no projections into any property line setbacks, construction was permitted to continue.

Staff Comments

Building Approvals

During circulation of the Building Permit drawings for the site, staff clearly marked the drawings indicating the required side and rear yard setbacks for the garage at 1.2 m (4 ft.). Staff changed the rear yard setback dimension from 0.6 m (2 ft.) to 1.2 m (4 ft.), but no change was made to the side yard dimension. However, staff clearly indicated that the side yard setback for the garage needed to be maintained at 1.2 m (4 ft.). This was noted directly on the drawings.

Development Applications

No further work is being done on the garage pending the outcome of the variance application. A survey certificate submitted to Building Approvals identified a projection of 0.6 m (2 ft.) into the required side yard setback. The variance only applies to a corner portion of the garage as the structure is not situated parallel to the property line. A letter from the neighbouring property owner to the north (3451 Catalina Crescent) was received by staff, stating that they had no objection to the proposed variance (Attachment 1).

Analysis

Due to a miscommunication between staff and the applicant and misinterpretation of written staff comments on drawings during the Building Permit approval process, the garage's foundation was situated with a 0.6 m (2 ft.) rather than a 1.2 m (4 ft.) setback from the north property line. The applicant is requesting a variance to resolve the encroachment issue and has contacted the neighbour to the north to confirm that they have no objection to the variance.

Building Approvals staff note that the drawings for the garage's roof overhang is 0.53 m (1.75 ft.). Due to the proposed decrease in the side yard setback, staff requested that the roof overhang be decreased from 0.53 m (1.75 ft.) to 0.305 m (1 ft.). This makes the roof overhang consistent with regulations outlined in the Zoning and Development Bylaw 5300. The applicant has agreed to this request and will amend any necessary Building Permit drawings. No Building Code issues arise as a result of this variance.

Conclusions

As there is no objection by the neighbouring property owner and the variance is relatively minor, staff are willing to support the variance application.



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

KE:blg

M. L. Botham
3451 Catalina Cres
Richmond, BC
V7B 1E3

City of Richmond
6911 No. 3 Rd
Richmond, BC
V6Y 2C1

December 17, 2003

RE: 3411 Catalina Cres, Richmond, BC

Dear City of Richmond:

We are the owners of Lot 18 at 3451 Catalina Crescent. This letter is to advise you that we have no objection to the Variance that is being requested regarding the setback for 3411 Catalina Crescent.

We are aware that the garage wall will only be 2 feet from the property line, the garage roof will be only 1 foot and not the currently required 4 feet.

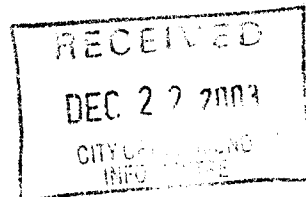
Please call us at 604-278-3592 if you require further information.

Sincerely,



Mike Botham

Marc





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): 3411-CATALINA east Richmond.

Legal Description(s): _____

Applicant: FRANK FRANEBA HOLDING -

Correspondence/Calls to be directed to:

Name: FRANK HANSEN

Address: 3290-21331 GORDON WAY

Tel. No.:	<u>604-232-4011</u>	Postal Code	<u>604-464-648</u>
Business		Residence	
E-mail	<u>F.Hansen@FranebaHoldingMgmt.com</u>	Fax	<u>604-232-4029</u>

Property Owner(s) Signature(s): [Signature]
Please print name FRANK HANSEN FRANEBA

or

Authorized Agent's Signature: [Signature]
Attach Letter of Authorization
Please print name FRANK HANSEN

For Office Use	
Date Received: <u>NOV. 24/03</u>	Application Fee: <u>\$1500 -</u>
File No.: <u>03-252524</u>	Receipt No.: <u>15-0042484</u>
Only assign if application is complete	



No. DV 03-252524

To the Holder: FRANCHA HOLDINGS

Property Address: 3411 CATALINA CRESCENT

Address: C/O FRANK HANSEN
 3290 – 21331 GORDON WAY
 RICHMOND, BC V6W 1J9

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 decreasing the side yard setback from 1.2 m (4 ft.) to 0.6 m (2 ft.) along the northern property line for the northwest portion of a proposed garage as shown on 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

03-229156

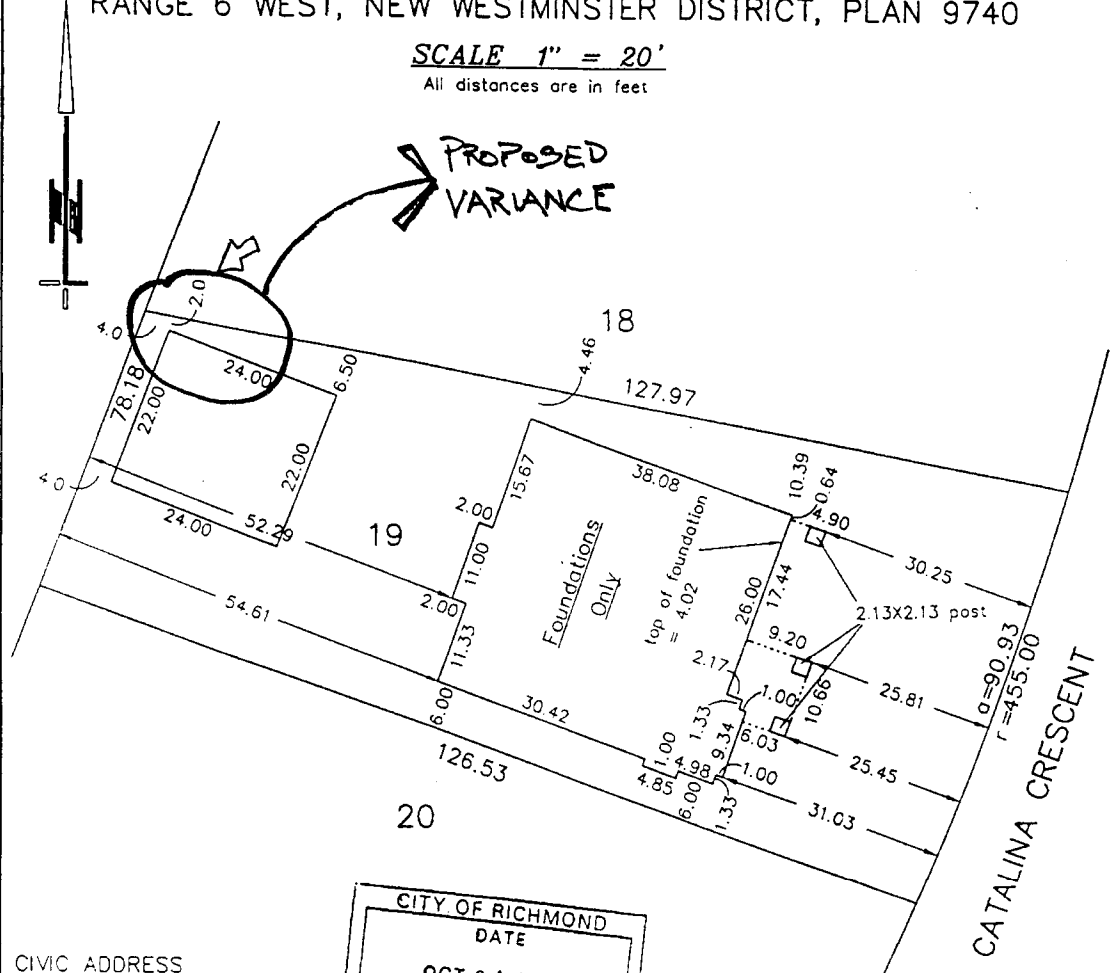
e

(B1)

B.C. LAND SURVEYOR'S CERTIFICATE
OF LOCATION OF FOUNDATIONS ONLY CONSTRUCTED ON
LOT 19, BLOCK "M", SECTION 29, BLOCK 5 NORTH
RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 9740

SCALE 1" = 20'

All distances are in feet



CIVIC ADDRESS
3411 CATALINA CRESCENT
RICHMOND, B.C.

CITY OF RICHMOND
DATE
OCT 21 2003
RECEIVED
URBAN DEVELOPMENT

CERTIFIED CORRECT.
DATED THIS 24TH DAY OF SEPT., 2003

NOTE:

- Elevations are based on Geodetic Datum of Richmond and are derived from Bench Mark 573(yellow): RSN of hydrant at the corner of Catalina Crescent and Miller Road Elevation = 7.43 feet
- Mean of crown of road: 6.10 feet


LOUIS NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY
RICHMOND, B.C., V6X 3N8
(604) 273-2938



© LOUIS NGAN LAND SURVEYING INC., 2003

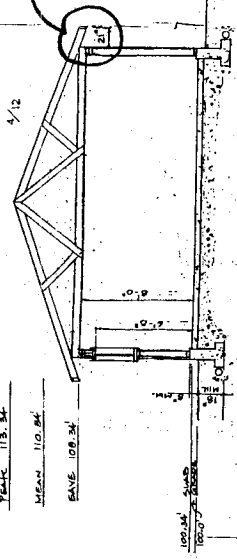
OUR FILE:
RCA-3411LO

#1

DEC 18 2003

DV 03-2 52 52 4

PEAKS 113.34'
MEAN 110.84'
SAVE 108.34'



TYP. SECTION A-A

ROOF ASSEMBLY:
2x6 PLYWOOD SHEATHING
2x12 RAFTERS @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.
1/2" AIR SPACE @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.
2x12 RAFTERS @ 16" O.C.
2x6 PLYWOOD SHEATHING

EXTERIOR WALLS:
8" CONCRETE BLOCK ON GRAVEL
1/2" GYP BOARD @ 5/8" O.C.
1/2" AIR SPACE @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.
8" CONCRETE BLOCK ON GRAVEL

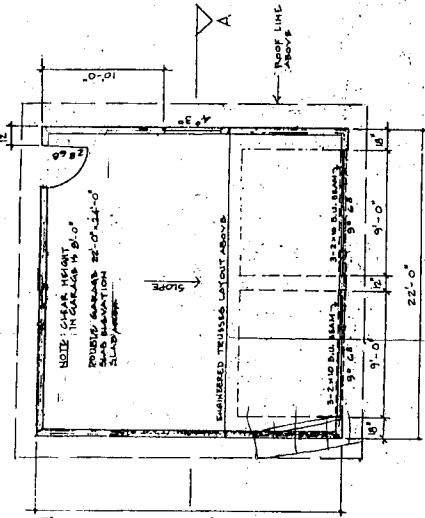
FOUNDATION:
1/2" GYP BOARD @ 5/8" O.C.
1/2" AIR SPACE @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.
1/2" AIR SPACE @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.

CEILING:
1/2" GYP BOARD @ 5/8" O.C.
1/2" AIR SPACE @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.

FLOOR:
1/2" GYP BOARD @ 5/8" O.C.
1/2" AIR SPACE @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.

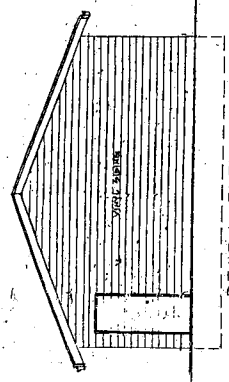
DOOR:
1/2" GYP BOARD @ 5/8" O.C.
1/2" AIR SPACE @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.

WINDOW:
1/2" GYP BOARD @ 5/8" O.C.
1/2" AIR SPACE @ 16" O.C.
1/2" GYP BOARD @ 5/8" O.C.

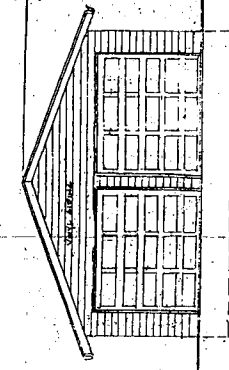


FLOOR PLAN

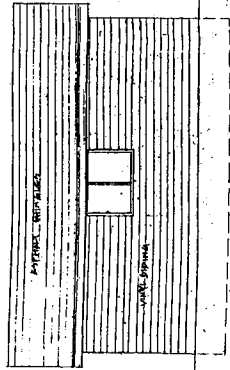
#2
DEC 18 2003
25252524



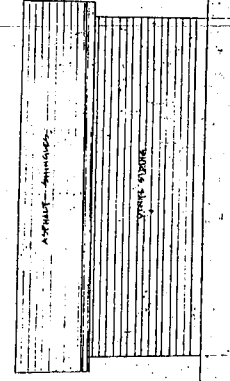
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

THESE PLANS MUST BE KEPT ON THE JOB SITE FOR INSPECTIONS

RICHMOND BUILDING APPROVALS DEPARTMENT

USE OCCUPANCY REGISTER ONLY
By: (Signature)
Date: FEB 18 2003

CITY OF RICHMOND
DATE: MAR 12 2003
PROJECT NO.: 03229156

PROJECT NO. 03229156
PROJECT NAME: DOUBLE GARAGE
FLOOR PLAN, ELEVATIONS, SECTION
DATE: MAR 12 2003
DRAWN BY: A.C.
CHECKED BY: A.C.
SCALE: 1/8" = 1'-0"