



AGENDA BOARD OF VARIANCE MEETING

March 21, 2019, 5:30 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE BOARD OF VARIANCE TO ORDER:**
2. **INTRODUCTION OF LATE ITEMS:**
3. **ADOPTION OF AGENDA:**
4. **ADOPTION OF MINUTES:**

a. Minutes

3 - 5

Minutes of the Open Board of Variance Meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2019-JAN-17, at 5:30 p.m.

5. PRESENTATIONS:

a. Board of Variance Application No. BOV713 - 5109 Laguna Way

6 - 15

Legal Description: Lot 84, District Lot 54, Wellington District, Plan 25430

The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 in order to locate a heat pump on the side of a single residential dwelling.

Zoning Bylaw No. 4500 (6.5.2) requires that a heat pump or central air conditioning unit be located to the rear of the principal building.

b. Board of Variance Application No. BOV714 - 200 Rainbow Crescent

16 - 27

Legal Description: Strata Lot 11, Section 5, Wellington District, Strata Plan 830 (Phase 1), together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 to allow perimeter wall heights of 12.50m on the rear and east internal side yard elevations.

Zoning Bylaw No. 4500 (7.6.6) permits a perimeter wall height up to 9.14m on rear and internal side yard elevations.

Legal Description: Lot 3, Section 9, Wellington Plan 13866

The applicant is requesting the vary the provisions of Zoning Bylaw No. 4500 to allow a 4.4m high retaining wall and a 1.2m high fence with a total combined height of 5.6m in the front yard in order to replace a collapsed retaining wall.

Zoning Bylaw No. 4500 (6.10.2) permits fences and retaining walls up to 1.2m in height in a front yard in the R1 zone.

6. ADJOURNMENT:

MINUTES
BOARD OF VARIANCE MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-JAN-17 AT 5:30 P.M.

PRESENT: Members: Bob Irwin, Chair
 Kenn Hample
 Jessica Kaman
 Ron Nadeau

 Absent: Allan Dick

 Staff: Caleb Horn, Planning Assistant (Recording Secretary)
 Lainy Nowak, Planning Assistant

1. CALL THE BOARD OF VARIANCE COMMITTEE MEETING TO ORDER:

The Open Board of Variance Meeting was called to order at 5:30 p.m.

2. ADOPTION OF AGENDA:

 It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

 It was moved and seconded that the minutes of the Board of Variance Meeting held 2018-OCT-18, Training Room, City Hall, Nanaimo, BC be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

a. Introductions

- Mr. Bob Irwin introduced one of the two new Board of Variance members, Mr. Kenn Hample. The second new Board of Variance member, Mr. Allan Dick, sent his regrets.

b. Board of Variance Application No. BOV710 – 610 Nicol Street

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the front yard setback from 4.5m to 4.17m, the north side yard setback from 1.5m to 1.2m, and the south side yard setback from 1.5m to 0.81m in order to raise an existing non-conforming house.
- Mr. Nigel Fee, the applicant, spoke to the rationale for the application. The existing non-conforming house was raised in order to replace the foundation but will not be able to be set down at the previous height due to issues with the existing foundation.

- Mr. Douglas Bree, on behalf of Ms. Wilda Colyn, raised concerns with the south side yard setback variance and its impact on 614 Nicol Street.
- Ms. Jessica Kaman asked staff to clarify the requirement for setback variances on an existing non-conforming house. Mr. Caleb Horn advised that the requested variances are required because there is a volumetric increase in non-conformity due to the increased height of the structure.
- The Board discussed the requested variance and demonstration of undue hardship.

It was moved and seconded that application BOV00710 for 610 Nicol Street to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the front yard setback from 4.5m to 4.17m, the north side yard setback from 1.5m to 1.2m, and the south side yard setback from 1.5m to 0.81m be approved. The motion carried. Opposed: Jessica Kaman.

c. Board of Variance Application No. BOV711 – 2554 Cosgrove Crescent

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the side yard setback from 1.5m to 1.15m in order to replace an existing non-conforming deck.
- Ms. Amelia Mahony and Mr. Daniel Mahony, the applicants, spoke to the rationale for the application. The existing deck is non-conforming and would be difficult to replace with a conforming deck due to the location of the doorway between the house and the deck.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV00711 for 2554 Cosgrove Crescent to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the side yard setback for a deck from 1.5m to 1.15m be approved. The motion carried unanimously.

d. Board of Variance Application No. BOV712 – 2 View Street

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the flanking side yard setback from 4m to 1.15m and the side yard setback from 1.5m to 0.8m in order to raise an existing non-conforming house.
- Mr. Vieux Holland, the applicant, spoke to the rationale for the application. The existing house is being raised approximately 0.8m to replace the foundation and create living space on the ground floor.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV00712 for 2 View Street to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the flanking side yard setback from 4m to 1.15m and reduce the side yard setback from 1.5m to 0.8m be approved. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:00 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-MAR-21, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: **BOV00713**

Applicant: Ronald Ens

Civic Address: 5109 LAGUNA WAY

Legal Description: LOT 84, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN 25430

Purpose: Zoning Bylaw No. 4500 requires that a heat pump or central air conditioning unit be located to the rear of a principal building. The applicant is requesting a variance to locate an air conditioning unit to the side of the principal building.

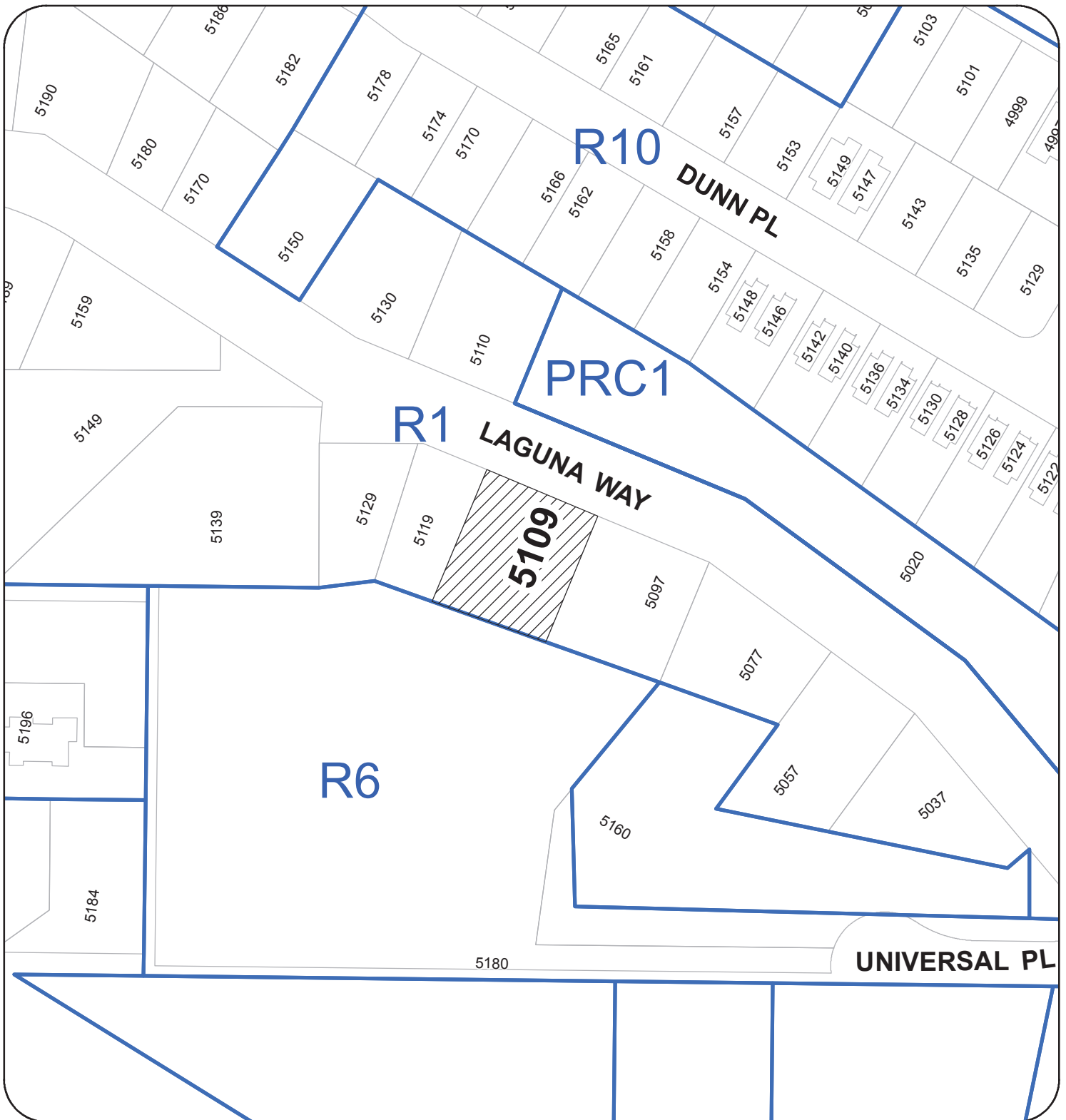
Zoning Regulations: Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

Section 6.5.2 – Projections into Yards

Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units must be located to the rear of a principal building and shall not be located closer than 4.5m from the side lot lines or closer than 3m from the rear property lines.

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Development Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-MAR-11 to 2019-MAR-21 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00713 LOCATION PLAN



Subject_Property

CIVIC: 5109 LAGUNA WAY
LEGAL DESCRIPTION: LOT 84, DISTRICT LOT 54,
WELLINGTON DISTRICT, PLAN 25430

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON:
LOT 84, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN 25430.

Scale 1:250



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

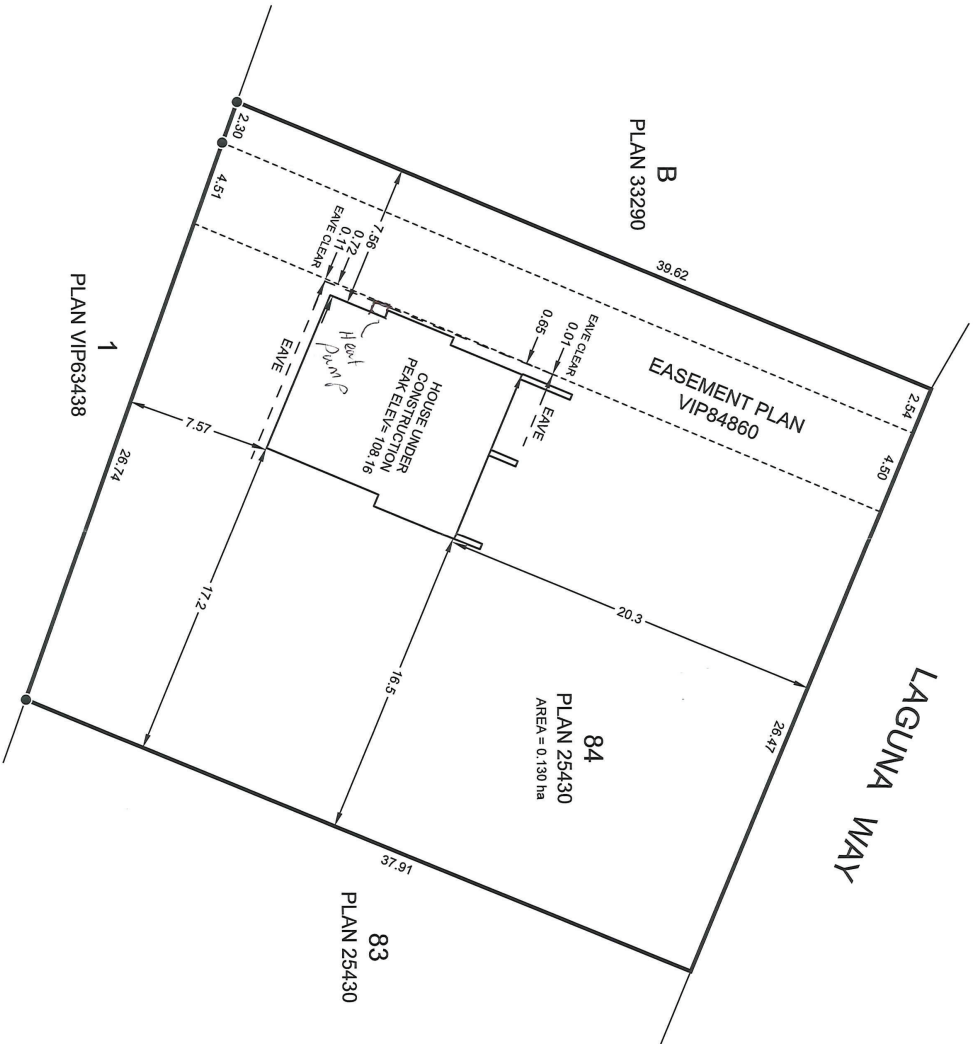
CIVIC ADDRESS: 5109 LAGUNA WAY, NANAIMO.

PID: 000-476-498 ZONING: R-1.

LEGEND:

● DENOTES LEGAL POST FOUND.

ELEVATION DATUM IS DERIVED FROM OBSERVATION
 TO NEAREST MONUMENT 1853941.
 MONUMENT ELEVATION = 55.573.



THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL
 AND/OR PROPOSED (IMPROVEMENTS) SHOWN RELATIVE
 TO THE ABOVE DESCRIBED PARCELS. OR APPURTENANT
 THIS PLAN PROVIDES NO WARRANTY OR
 REPRESENTATION WHATSOEVER WITH RESPECT TO THE
 LOCATION OF ANY OTHER ACTUAL OR PROPOSED
 IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR
 APPURTENANT TO THE ABOVE DESCRIBED PARCELS).
 THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH
 BOUNDARY LINES.

Harbour City Land Surveying Ltd.
 1825 LATIMER ROAD
 NANAIMO BC V9S 5H2
 PHONE: 250-758-4180
 DRAWING: 15062-FINAL-SURVEY-REV-1.DWG
 LAYOUT: 1

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS
 AND LEGAL NOTATIONS AS SHOWN ON TITLE NO. C4646877.
 THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE
 RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY
 FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD
 PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS
 TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN
 PREPARED IN ACCORDANCE WITH THE MANUAL OF
 STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS
 DATE OF: OCTOBER 15, 2016.

Andre
 McNICOLL
 FD1VLK

Engineer (Surveying) under the
 Engineering Act and the
 Engineering Council of British Columbia
 License No. 10168

B.C.L.S.
 THIS DOCUMENT IS INVALID UNLESS SIGNED AND SEALED.

320713

AERIAL PHOTO



BOARD OF VARIANCE APPLICATION NO. BOV00713



Board of Variance Application

Variance rationale letter

We are applying for a variance for the location of our heat pump. There are two basic reasons:

1. In order to have the heat pump at the rear of the house it would have had to be between two bedroom windows with less than three feet from both windows which would have been prohibitive as far and noise is concerned
2. The furnace is located on the south side and the proposed location of the heat pump is directly adjacent. With the unit on the back of the house it would demand long runs for the hookup as well.

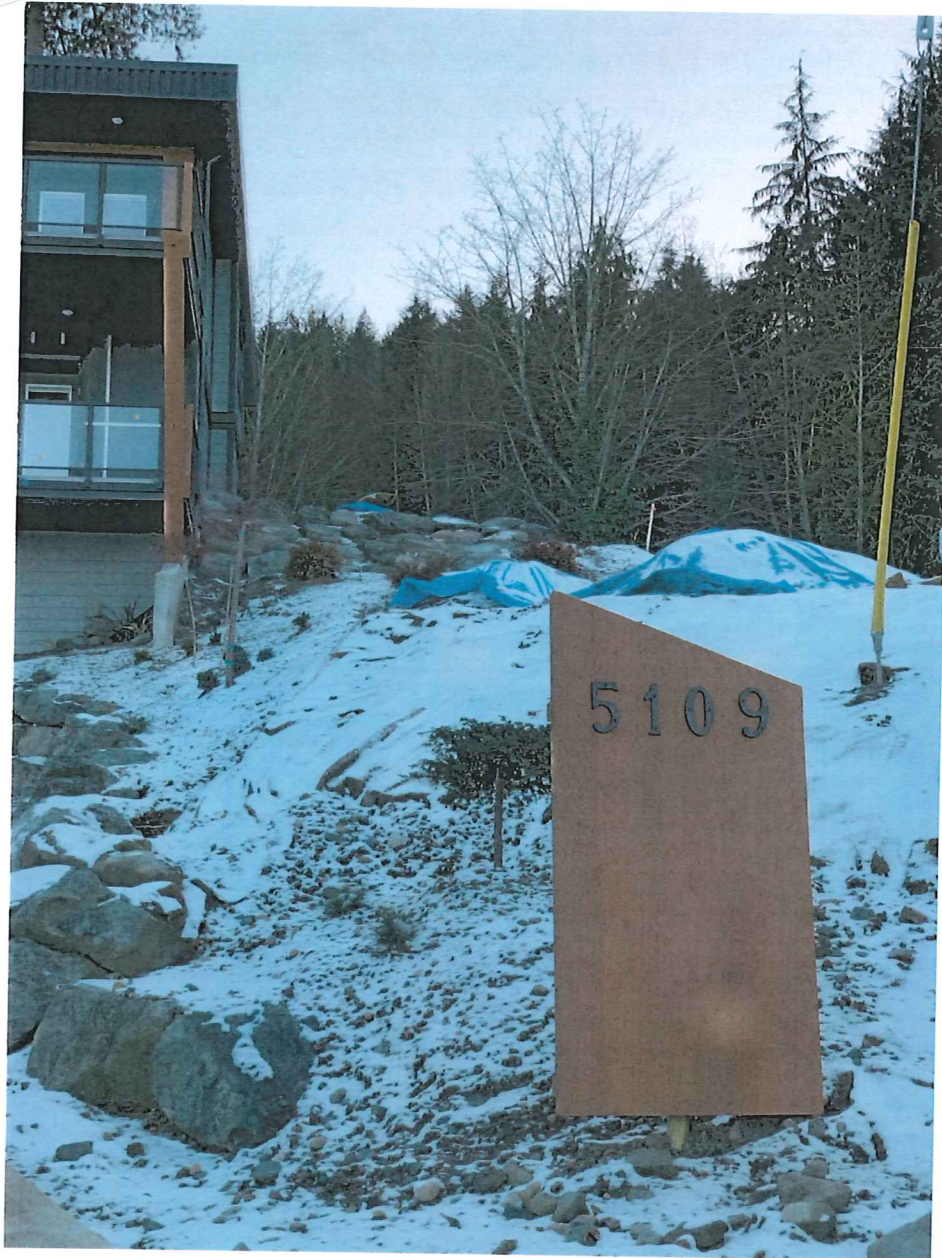
Following are some reasons to justify the variance:

1. According to the by-laws, the distance to the side property line must be 4.5m - the distance from the house to the property line is 7.56 m and the heat pump is .736 m front to back,
2. The heat pump cannot be seen from the street or from the adjoining property due to the steep slope on the front and side with the heat pump sitting on a flat area
3. The roof of the adjoining property is very close to the elevation of the heat pump – I am enclosing some pictures to give a visual perspective.
4. We have a hedge planted on the property line adjoining the effected neighbors which will be an added sound barrier.

Board of Variance Letter

As the affected neighbors adjoining 5109 Laguna Way we would like to express our agreement that the location of the heat pump in question will not affect us in an adverse way.

6th Feb 2019











COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-MAR-21, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: **BOV00714**

Applicants: Jason and Emily Bugoy

Civic Address: 200 RAINBOW CRESCENT

Legal Description: STRATA LOT 11, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830 (PHASE 1), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Purpose: Zoning Bylaw No. 4500 permits a perimeter wall height up to 9.14m on rear and internal side yard elevations in the R1 zone. The applicant is requesting a variance to allow perimeter wall heights of 12.50m on the rear and east internal side yard elevations. This represents a variance of 3.36m for each elevation.

Zoning Regulations: Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

Section 7.6.6 – Size of Buildings

Notwithstanding Subsection 7.6.1, the maximum perimeter wall height may be increased on rear and internal side yard elevations to a maximum of 9.14m, provided:

- (a) any rear wall face over 7.32m in height is a maximum of 10m from the rear property line;*
- (b) no wall face over 7.32m in height shall exceed 7.32m in width and must be offset by a minimum of 0.61m from any adjacent wall over 7.32m in height; and*
- (c) any eave or gable end associated with a wall face over 7.32m in height must not exceed 8.53m in width and must be offset by at least 0.61m from any adjacent eave or gable end which is associated with any adjacent wall face over 7.32m in height.*

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Development Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-MAR-11 to 2019-MAR-21 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca.

LOCATION PLAN



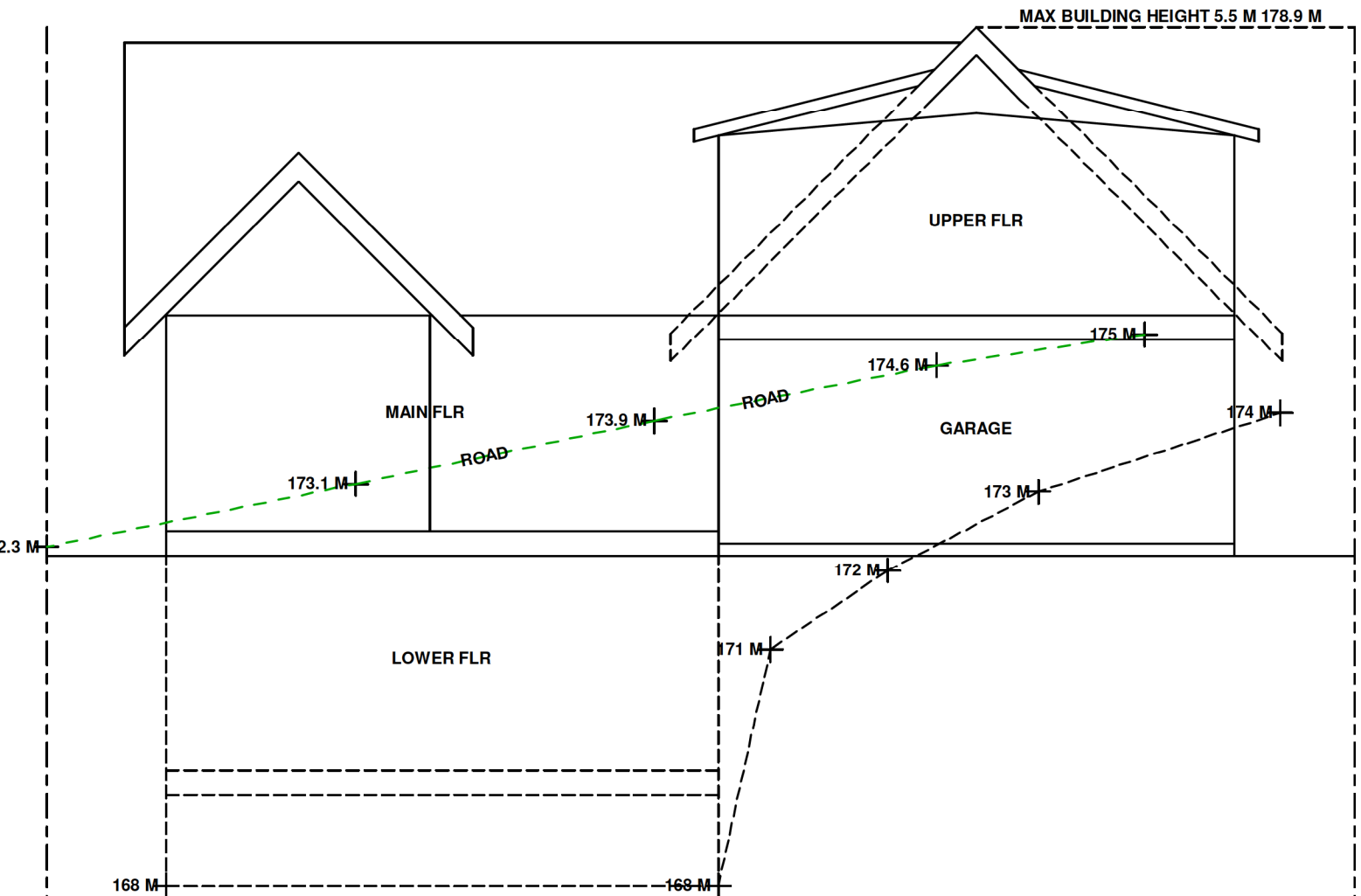
BOARD OF VARIANCE NO. BOV00714 LOCATION PLAN



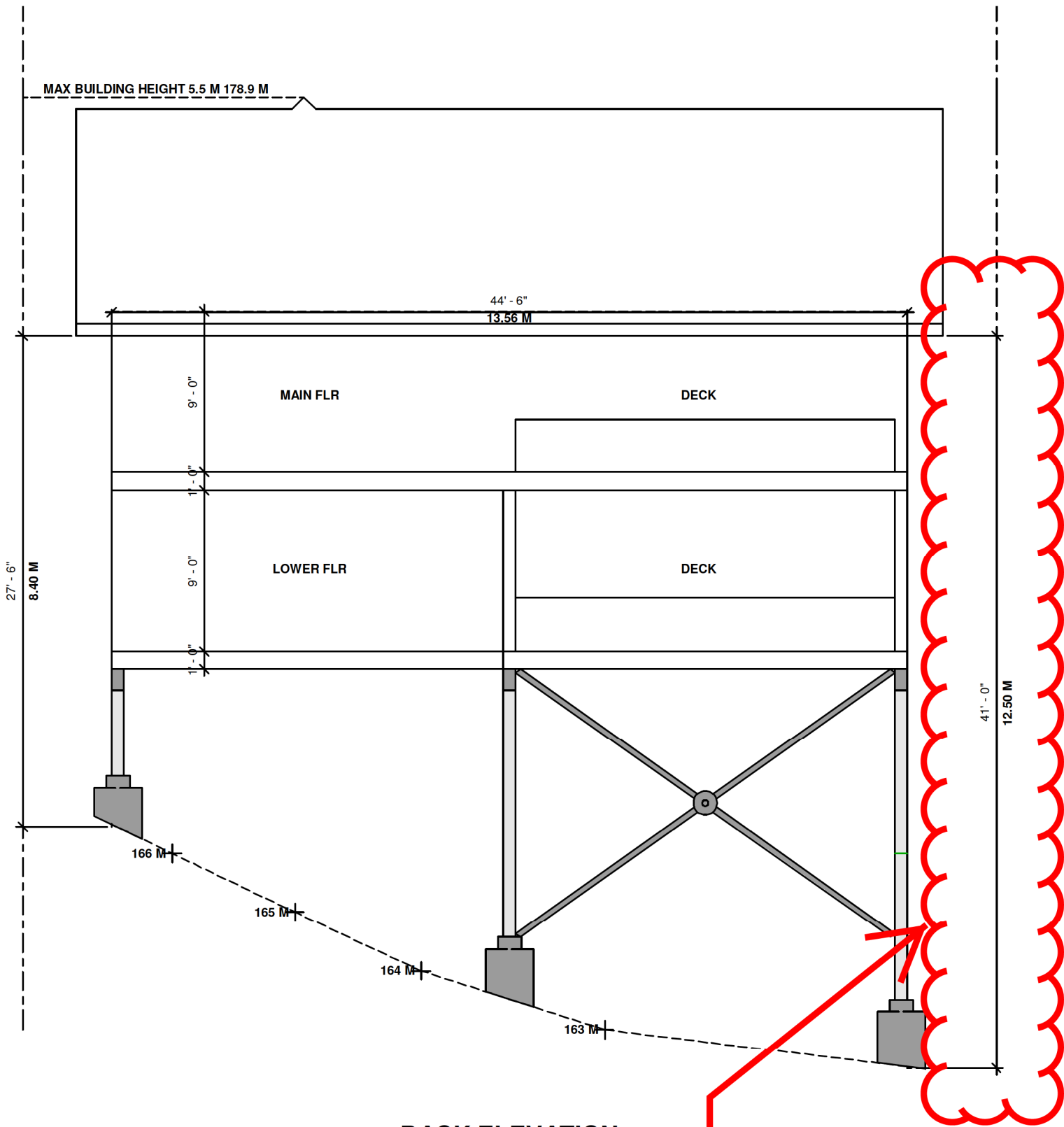
Subject_Property

CIVIC: 200 RAINBOW CRESCENT
LEGAL DESCRIPTION: STRATA LT 11, SEC 5, LD 58, STRATA PLN 830

designed by DROLET DESIGN
Jamie Drolet Residential Building Designer
Office 250-391-9890 Cell 250-857-5290
www.droletdesign.com

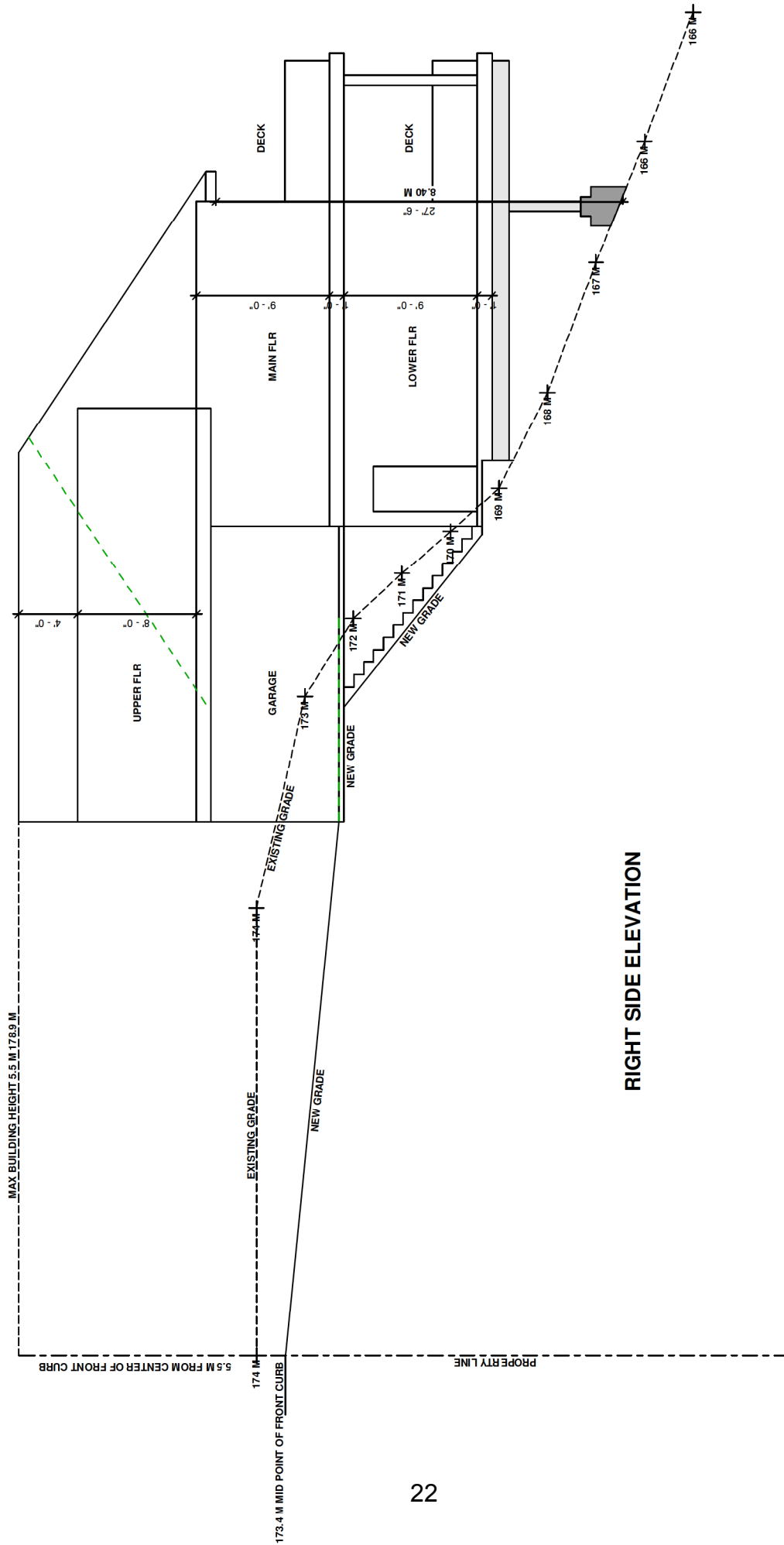


FRONT ELEVATION



BACK ELEVATION

Proposed
Variance



AERIAL PHOTO



BOARD OF VARIANCE APPLICATION NO. BOV00714



Jason and Emily Bugoy
[REDACTED]
[REDACTED]

City of Nanaimo
Board of Variance
455 Wallace St.

Dear Members of the Board of Variance

We are proposing to build a single family dwelling at 200 Rainbow Cr in the Long Lake Heights Strata Corporation. In doing so, we require your approval for a perimeter wall height variance. The following paragraphs outline our reasons for application as outlined on the City of Nanaimo website.

Results in inappropriate development of the site

Long Lake Heights is a residential strata consisting of predominantly single family dwellings. We are proposing to develop a residence and not change lot use.

Without the proposed variance the site the building would violate other bylaws including: building height and driveway slope. After exploring various design options we were able to create a design that requires only one variance to be approved.

Intent of the perimeter wall height By-Law

Building Walls that are very high are unsightly. Therefore Drolet's building design incorporates post and pads at the back elevations to reduce wall height. In addition the post and pad construction method will minimize the excavation of the back of the site.



Drolet Design has architecturally designed the building profile to complement topography and features a comb-faced belly band to break up the wall height. We have viewed numerous houses designed by Drolet and it was a delight to see the response of the neighborhood. One house in particular had neighbors driving up and rolling down their windows to congratulate the new owners on a beautiful build.

Undue Hardship

Considering the steep sloop of 200 Rainbow placing a residential building on the lot will violate one or several by-laws. Fortunately Drolet Design coordinated with a structural engineer to find solutions to the 200 Rainbow slope problem: Post and pads, starting the building foundation high on the site and curving the driveway.

Jason and Emily Bugoy have three young boys. They are outgrowing their home and are dreaming of more room to stretch. The hills of Long Lake and being so close to the water is very desirable for them. Long Lake Heights is a safe and beautiful neighborhood. They bought the lot 2 years ago and have been planning ever since to make this cliff house a reality.

Without the proposed variance, the house would be inconceivable to build due the extreme sloop. We believe that in partnership with the City of Nanaimo and Drolet Design, we can create a beautiful addition to this neighborhood.

Kind regards,

Emily and Jason Bugoy



Site Plan showing:
Strata Lot 11, Section 5,
Wellington District, Strata Plan 830

Client: Harbour Point Homes

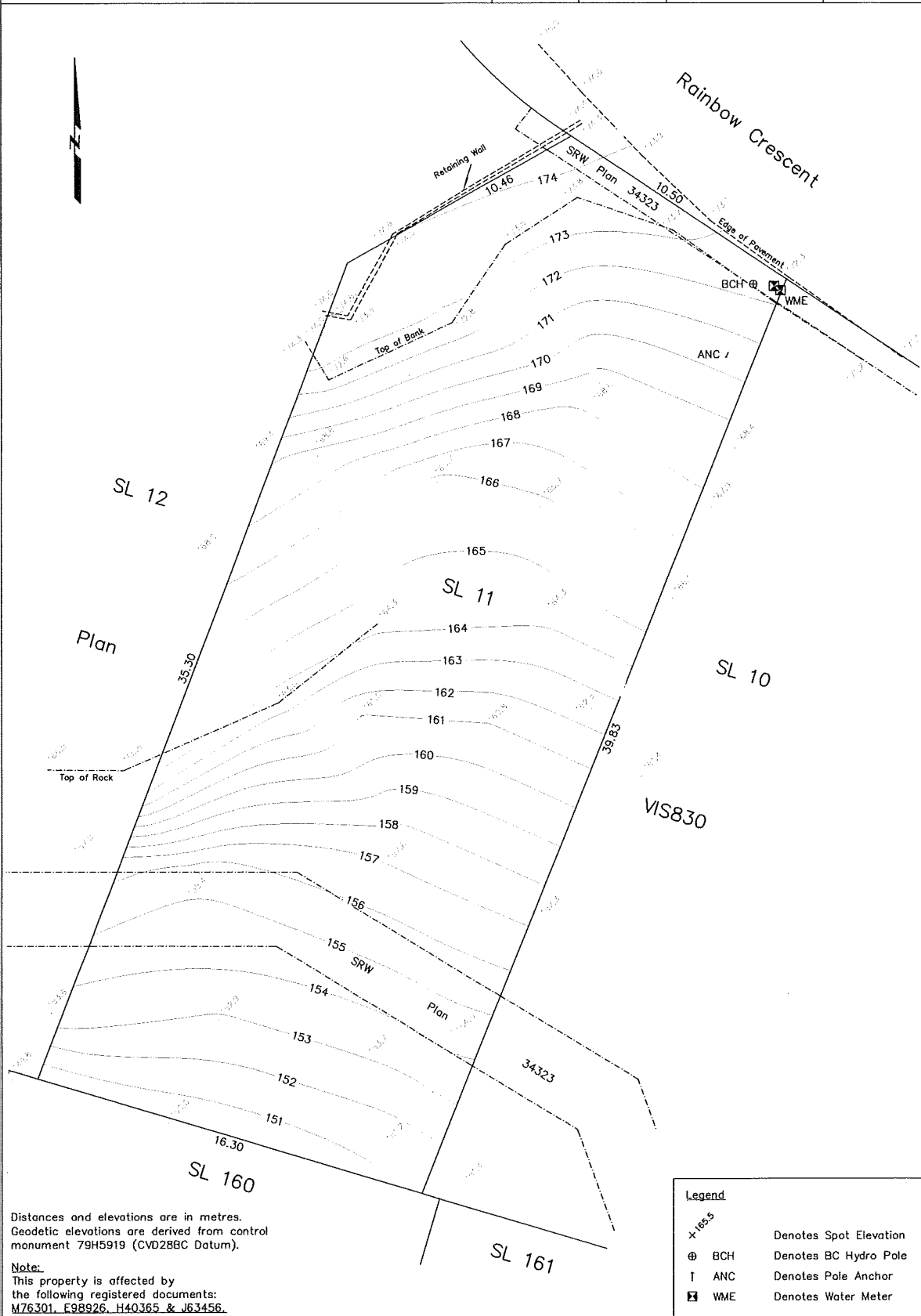
Civic Address: 200 Rainbow Crescent, Nanaimo

File: 18-040

Scale: 1:150

Date: March 13th, 2018

Drawn by: DRW



Distances and elevations are in metres.
Geodetic elevations are derived from control
monument 79H5919 (CVD28BC Datum).

Note:

This property is affected by
the following registered documents:
M76301, E98926, H40365 & J63456.

Legend

- +165.5 Denotes Spot Elevation
- ⊕ BCH Denotes BC Hydro Pole
- I ANC Denotes Pole Anchor
- ⊗ WME Denotes Water Meter

Turner land surveying™

250.753.9778
605 Comox Road
Nanaimo, BC V9R 3J4
www.turnersurveys.ca

Certified correct this 13th day of March, 2018.
Digitally signed by Matthew
Schnurch KAHJN6
Date: 2018.03.23 10:23:03
-07'00'

B.C.L.S.

(This document is not valid unless originally signed and sealed.)

RECEIVED
BOV714
2019-FEB-26
Current Planning



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-MAR-21, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00715

Applicant: Tim Magnus (on behalf of Andreas Von Ritschl and Eulla Von Ritschl)

Civic Address: 3072 HAMMOND BAY ROAD

Legal Description: LOT 3, SECTION 9, WELLINGTON, PLAN 13866

Purpose: Zoning Bylaw No. 4500 permits fences and retaining walls up to 1.2m in height in a front yard in the R1 zone. The applicant is requesting a variance to allow a 4.4m high retaining wall and a 1.2m high fence with a total combined height of 5.6m in the front yard in order to replace an existing retaining wall and guardrail that has collapsed. This represents a variance of 4.4m.

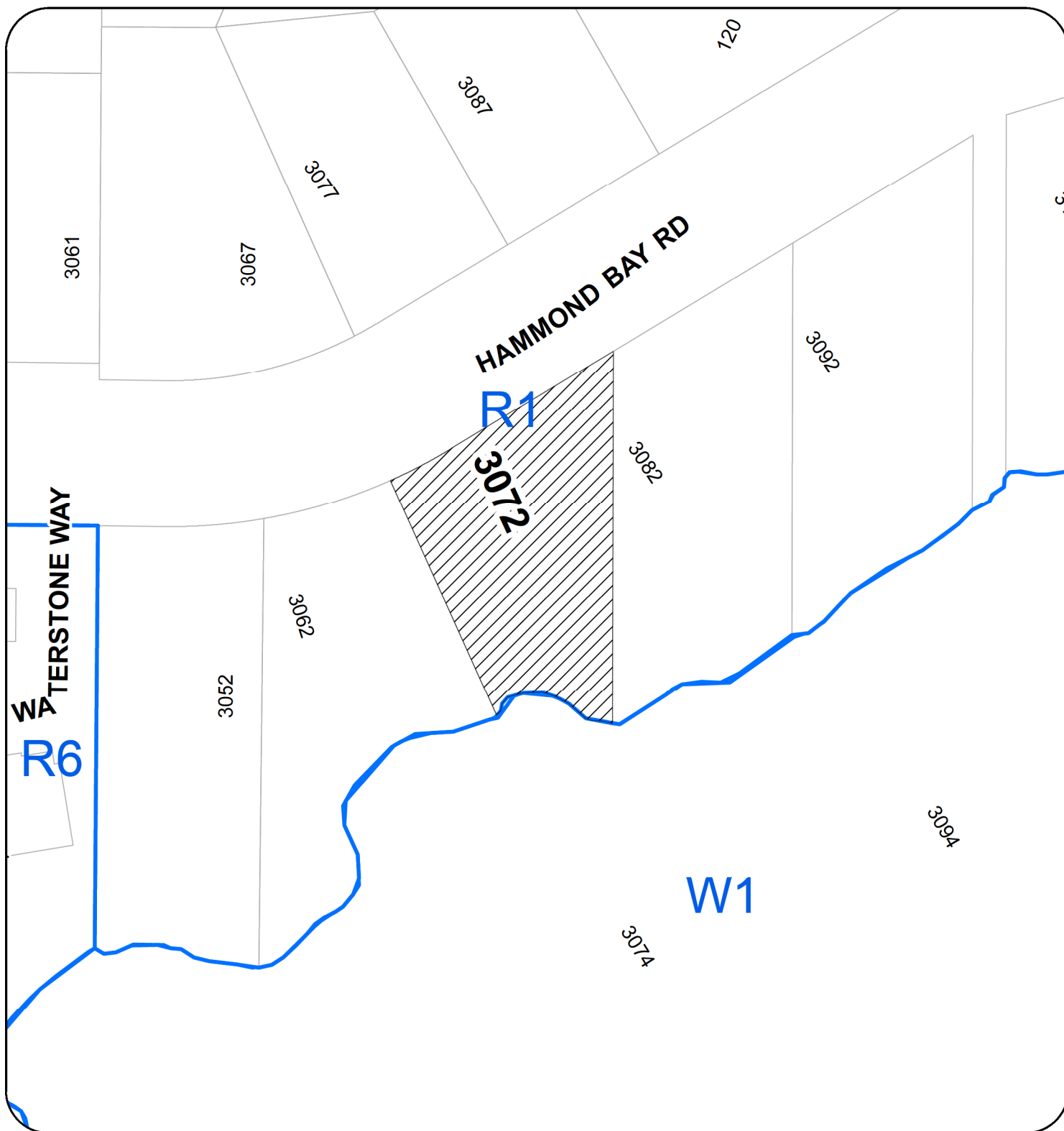
Zoning Regulations: Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

Section 6.10.2 – Fence Height

The height of a fence shall not exceed 1.2m in a front yard in the R1 zone.

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Development Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-MAR-11 to 2019-MAR-21 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca.

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00715 LOCATION PLAN



Subject_Property

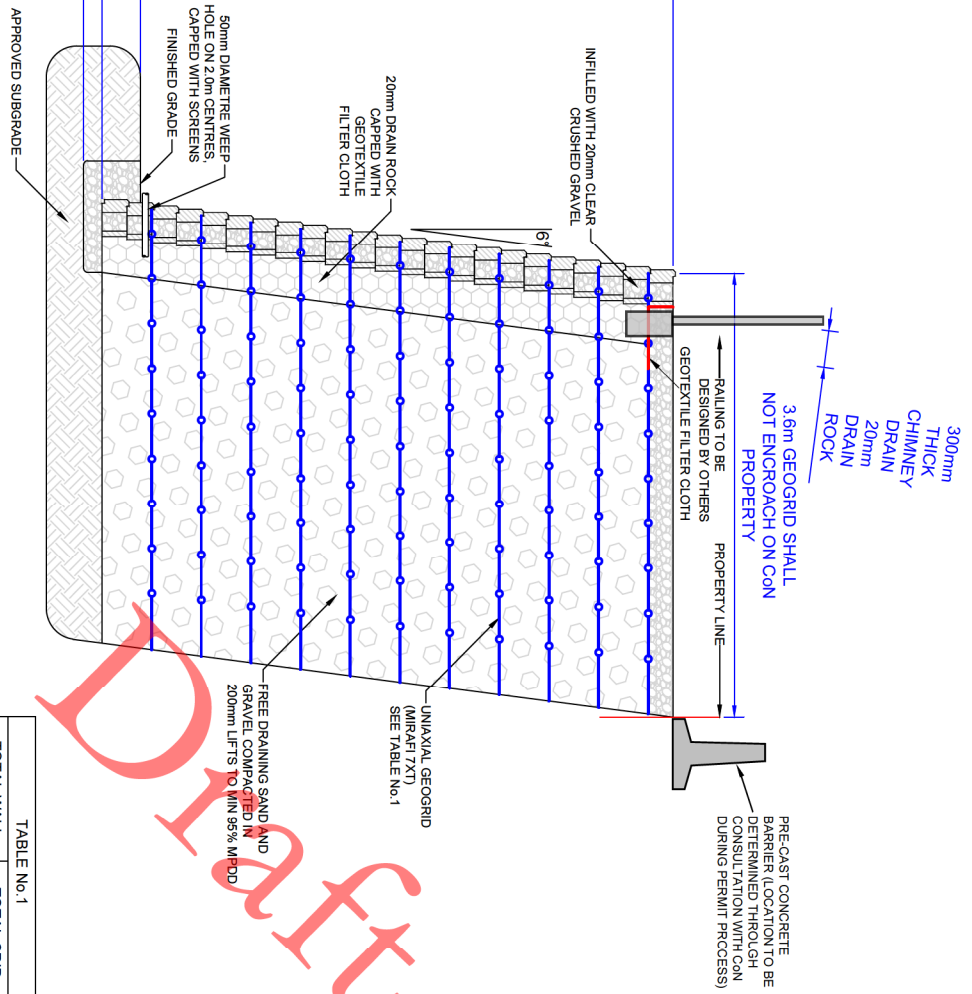
CIVIC: 3072 HAMMOND BAY ROAD
LEGAL DESCRIPTION: LOT 3, SECTION 9, WELLINGTON, PLAN 13866
(FORESHORE LICENCE 109657 ON FOLIO 19061.700)

150mm (MIN)
20mm CRUSHED
GRAVEL BASE

EMBEDMENT DEPTH
300mm MIN

MAX HEIGHT
4.4m

RAILING HEIGHT
1.2m



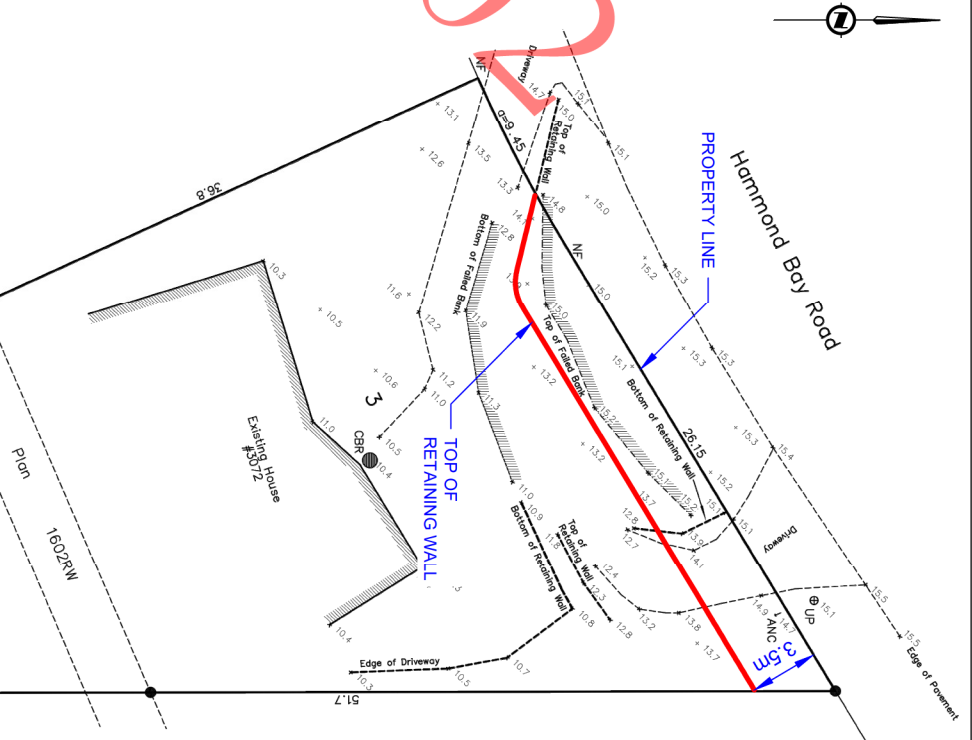
TYPICAL SECTION ALLAN BLOCK WALL
NOT TO SCALE

TABLE No. 1

TOTAL WALL HEIGHT (m)	TOTAL GRID LENGTH (m)
≤1.5	N/A
1.5 - 2.0	1.6
2.0 - 3.0	2.4
3.0 - 4.0	3.2
4.0 - 4.5	3.6

Turner & Associates
land surveying
250.753.9778
605 Cornox Road
Nanaimo, BC V9R 3J4
www.turnersurveys.co

PLAN VIEW
SCALE: 1:250
RECEIVED
BOV715
2019-MAR-07
Gulfport Planning



DRAWING TITLE
ALLAN BLOCK RETAINING WALL

PROJECT NAME
3072 HAMMOND BAY ROAD
NANAIMO, BC

LEGAL DESCRIPTION
LOT 3, SECTION 9, WELLINGTON, PLAN 13866

ENGINEER'S SEAL
DRAWN BY
LG
FEB 27 2019
REVIEWED BY
CH
AS NOTED
PROJECT NO.
F8566
DRAWING NO.
01

LEA
Lewkowich
Engineering
Associates Ltd.

AERIAL PHOTO



BOARD OF VARIANCE APPLICATION NO. BOV00715



Mr. Andreas Von Ritschl
c/o Hoedown Excavations Ltd.
2510-B Kenworth Road
Nanaimo BC
V9T 3Y4

March 7, 2019

City of Nanaimo Board of Variance
411 Dunsmuir Street
Nanaimo, BC
V9R 0E4

Members of the Board:

On or about November 26, 2018, an existing landscape-tie retaining wall collapsed at the above noted address. I attended site with the Owner, Mr. Andreas Von Ritschl and Mr. Steven Stacey of Lewkowich Engineering Associates Ltd. on November 28, 2018 to review site conditions.

Figure 1 below shows the condition of the wall pre-collapse, Figure 2 shows the wall condition as observed on November 28, 2018.

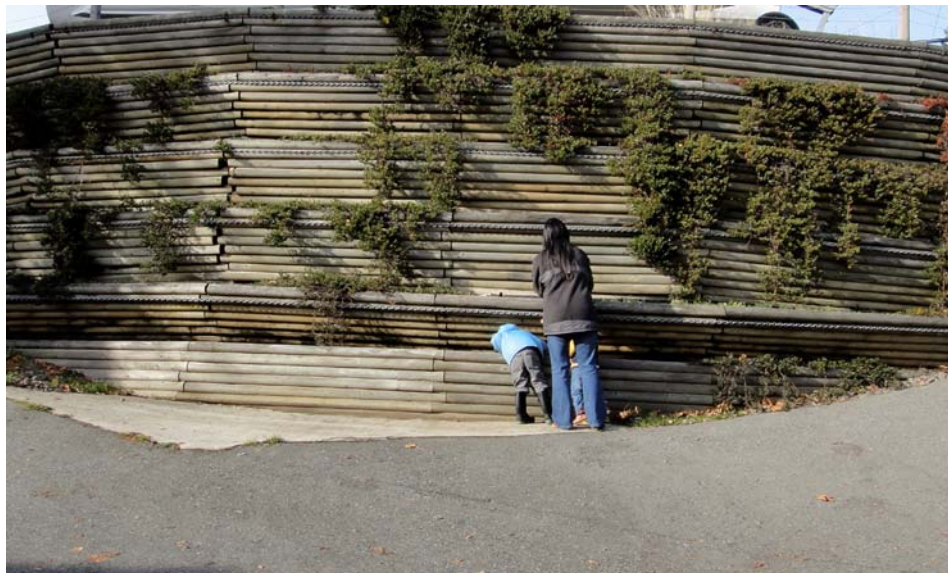


Figure 1



Figure 2

The retaining wall was existing when the Owner purchased the property. The intent is to rebuild the wall in accordance with current engineering standards and requirements, on or about the same location.

The total wall height was estimated to be 4.4m pre-collapse; we are proposing the same wall height and an added handrail/fence for safety. We understand the permitted wall height inside the front yard setback is 1.2m. With the estimated wall height of 4.4m, and the proposed handrail height of 1.2m, the new structure will have a total height of 5.6m, which exceeds the permitted height of 1.2m. We respectfully request a variance of 4.4m.

Additionally, the wall has historically encroached onto City of Nanaimo property near both of the existing driveway accesses to the property. We have consulted with the City and they would prefer no encroachment with any new construction.

Lewkowich has been retained to provide an engineered retaining wall design that does not encroach onto City property. A conceptual plan of their wall design and location is included in the variance application.

The Owner has given consideration to reconstruction in accordance with current requirements for wall height, the resultant wall location would encroach and severely limit access to the property, and/or any parking in front of the current residence.

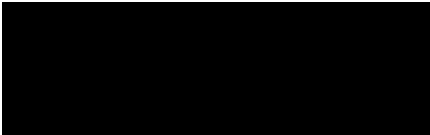
The City has indicated that some type of barrier (fence, no-post, or similar) may be required at the property line, which may further reduce our parking from what we had previously.

We feel that replacing the wall with anything other than a similar rendering of what has been there historically poses significant hardship to the property, and will restrict vehicle access, parking, and will sterilize a large portion of the exiting front yard area.

We ask the Board to grant us a variance to reconstruct a wall similar to what has been there historically. We have incurred the expense to hire a professional engineer to prove the wall is safe, and see no positive circumstances that would result from changing or moving the retaining wall location.

Thank you for your consideration.

Sincerely,



Tim Magnus
Acting Agent for Andreas Von Ritschl



RECEIVED
BOV715
2019 FEB 28
County Planning

