

City of Nanaimo - Board of Variance

December 28, 2018

Re: 2 View Street, Nanaimo, B.C., V9R 4N2

PID : 007-109-300

Lot 6, Block 3, Section 1, Nanaimo District, Plan 1662

Dear Members of the Board,

In June of 2018 I purchased this property with the intent of upgrading the existing home to today's code requirements while attempting to retain as much of the original character as possible. Through my conversations in the past six months, spending time cleaning up the property and getting to know many of the long term neighbours, I have learned much history of the home and the family who built and owned it until I acquired it this year. It's obvious this property was well taken care of for many decades since the time it was built in the 1920's, but in the last decade has been let go and become a bit of an eyesore for the neighbourhood. I have decided in the past few months that I want to raise the house in place, with the hopes of creating more habitable space in the basement, including a secondary suite.

When originally constructed, the home was placed approximately 1.2m(4') from both side lot lines at the front of the house, centering it on this wedge shaped property. As front, back, and sideyard setbacks were not a concern when constructed, it was not a problem to place the house where it currently sits. However, by today's standards the existing home is encroaching on both the sideyard and flanking sideyard setbacks. Therefore, undue hardship is created if the City of Nanaimo Zoning Bylaw No. 4500 Sec. 7.5.1. is strictly applied.

In order to move forward with the upgrades and beautification of this property I am applying to have the sideyard setback relaxed from 1.5m down to 1.15m (a variance of 0.35m) as well as the flanking sideyard setback relaxed from 4.0m to 1.15m (a variance of 2.85m).

Thank you for your time and consideration in this matter, please find attached all applicable documents.

Sincerely,
Holland Vieaux

