

December 18, 2018

**610 Nicol St, Variance Rationale Letter**

The property at 610 Nicol St was on a partial concrete foundation, the remainder of the house was on a wood foundation. Upon inspection by a Contractor and Engineer it was determined that the existing concrete foundation was in disrepair.

A decision was made to enter into a contract to raise the house and replace the concrete foundation. The project went through a Building Permit application and was approved. The house was raised and the existing concrete foundation was removed. During this process it was discovered that much of the existing wood foundation, framing and existing floor joists were rotting and not structurally sound. This was due in part to a slope and drainage issue at the rear of the home. Upon consultation with the Contractor and Engineer it was determined the only course of action would be to raise the existing foot print of the home. This would allow for proper clearance from the top of the new concrete foundation to the existing ground level along with the installation of a proper perimeter drain system.

The rationale for this variance application is that it has been determined by the Contractor and Engineers that there is no other course of action in order to complete this project in a manner that would allow for the home to be returned to a new foundation which meets current building code standards.

