

December 5, 2018

2554 Cosgrove cres.
Nanaimo, B.C.
V9S 3P3

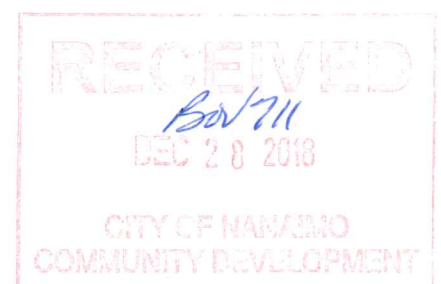
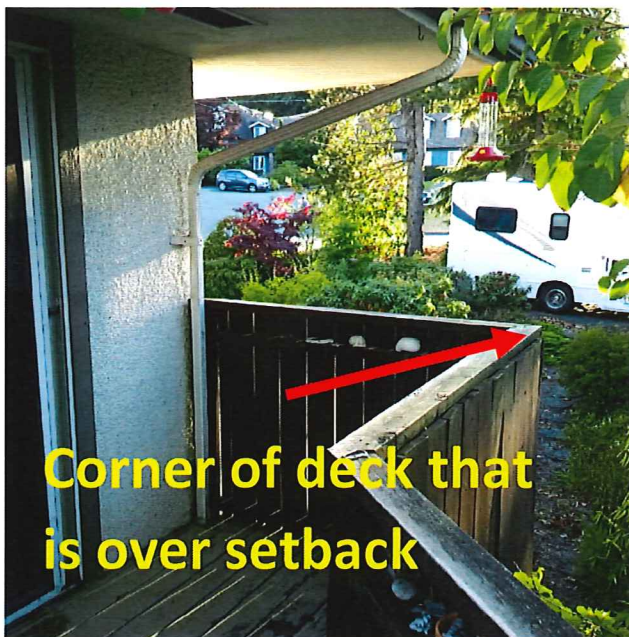
To Nanaimo City Council,

Re: rationale for a development variance.

We live at 2554 Cosgrove Crescent. The purpose of this letter is to describe the current situation of our existing deck as well as our interests in building a new one. Our neighbours are at 2518 Cosgrove Cres. Ours, and the neighbour's house were built very close together such that the corner of our house rests on the setback line.

Currently, we have a backyard deck that extends from our house into our allotted setback. The previous owner of our house originally built this deck without a permit (pictures 1-4).

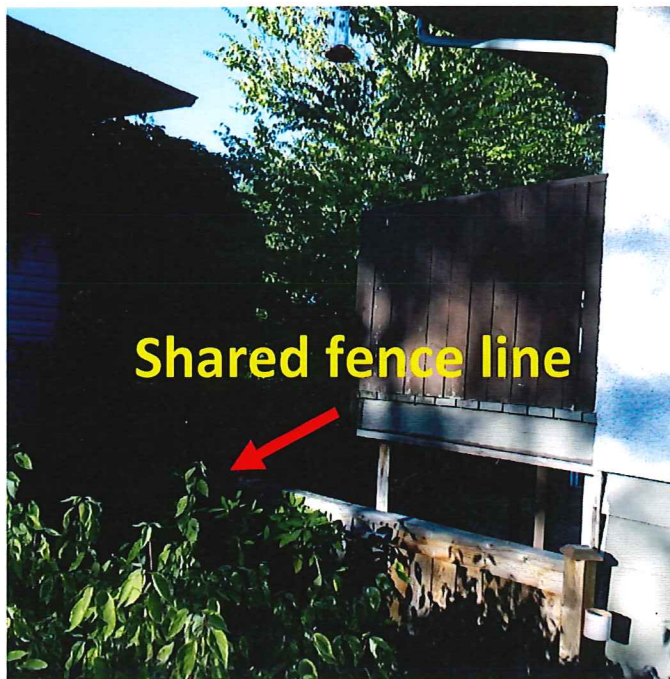
Picture 1. The part of the deck that is over the setback facing our neighbour's house.



Picture 2. Top down view of the corner of the deck that is over the setback.



Picture 3. Street view of the deck.

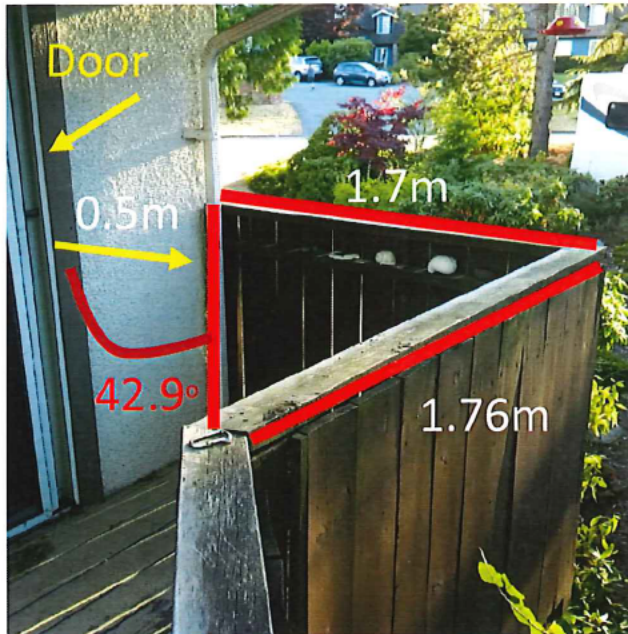


For our new plans, we investigated removing the part of the deck that extends over the setback; however, we found that this leads to a very large impracticality for the doors leading out from our house. We currently have a sliding glass door but, would like to add French doors

soon. Movement of our doors is a hardship, as the cost would be insurmountable and lead us to require a full kitchen remodel.

Picture 4 demonstrates what would be the predictable result if this part of the deck was not present.

Picture 4: extrapolated railing line for our deck if constructed in line with the setback.



As shown in picture 4, the angle that would result from the setback is 42.9 degrees. This results in a distance of 0.5 m between the hinge of the door which is very impractical and unsafe for the addition of doors that open to the outside.

We have our neighbour's support as is outlined in the text from their email dated November 18th, 2018:

"You have our permission to go ahead with the revised deck plans on your property." Warmest regards,

[Redacted signature]

Thank you for considering our request for a developmental variance.



Amelia & Daniel Mahony

