

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.

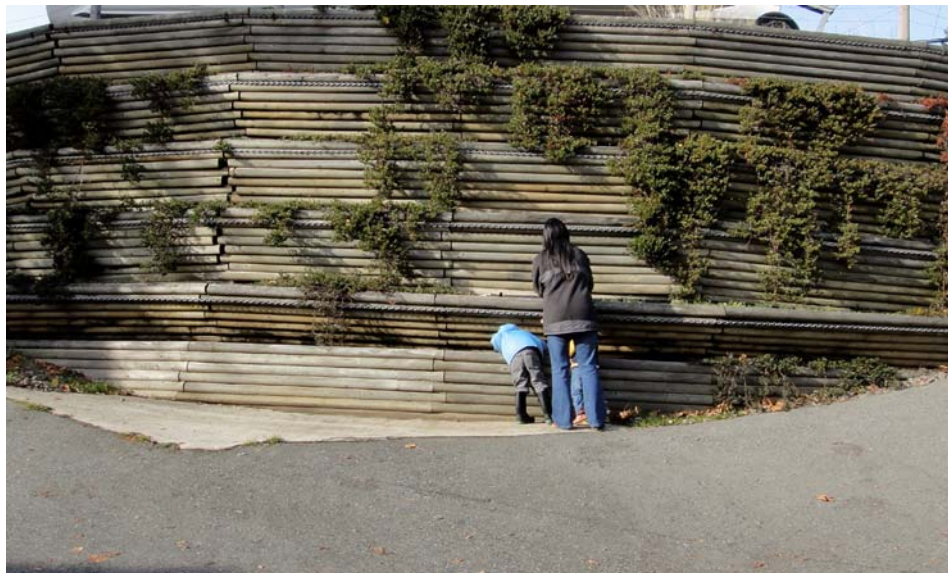


Figure 1



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.

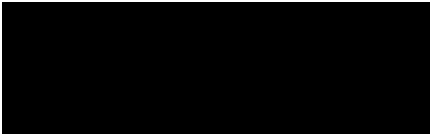
The City has indicated that some type of barrier (fence, no-post, or similar) may be required at the property line, which may further reduce our parking from what we had previously.

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,

A solid black rectangular box used to redact the signature of Tim Magnus.

Tim Magnus
Acting Agent for Andreas Von Ritschl