



City of Nanaimo

July 25, 2019

Rationale letter
1667 Waddington Building Permit

To whom it may concern

We have been hired to build a new dwelling on this property by the owner Mr. Shane Laviolette. After some consultation and investigation it was decided that the best option was to build a new single family dwelling on the front of the property that faces Waddington and that the existing dwelling become the carriage house.

On behalf of Shane, we at Boehm Construction went to work doing our due diligence to find out if the project was viable. We were told by staff at the front counter that the existing home was non-comforming since it sits partly on city property. At first this was described to us as an obstacle, but after some checking and more than one meeting with staff it was determined that because there was a yearly renewing agreement with the city and that the existing building was in fact small enough in size to become the carriage house the project was in fact viable. We then gave the client a budget, collected a deposit and began designing the home. We spent thousands of dollars on design plus several thousand just for a surveyor and lawyer to join what was two titles into one. We then submitted an application and were accepted into the line up and began our wait time. After a few weeks passed we were informed by someone at the city that what we were trying to do is not in fact possible and some details were overlooked. After again several phone calls and meetings it was determined that our best course of action was to ask the board of variance to vary our setback to zero, then take out a building permit and remove the part of the home that sits on city property so it resides just inside the property line (with in the now varied setback) and then this would free us up to carry on with our current permit to build this new single family home on the property and the existing house is now free to become the carriage house and be a conforming structure (with of course the varied setback).

As always, we understand that we are required to articulate a hardship when applying for a variance. We are quite comfortable that the sequence of events we have laid out here and what our client has gone through even just to get to this stage constitutes hardship and that if the board for whatever reason does not approve our variance this client will suffer even more hardship. We feel that there would be great hardship (needlessly of course) to Mr. Laviolette if he was not allowed to build his retirement home just because his house when it was build 60 years ago happens to be placed on an imaginary line that was placed on a map many years later by the city and that for this reason he cannot do what most others who have the same size property with the same types of set up can do.

We respectfully request to the comittee at this time that our request be granted.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Boehm", with a long horizontal flourish extending to the right.

Jeff Boehm
Boehm Construction Ltd

