
Ron McFadyen

September 18, 2019

Board of Variance
City of Nanaimo Community Development
Planning and Design Section
411 Dunsmuir Street, Nanaimo, BC.

Dear Board members,

This letter is a request for your consideration and approval for a minor variance under section 911(5) pertaining to pending permit BP125652. Please see attached segment of plan submitted for the addition of a small veranda to the front of our existing home and adjoining an existing front porch. The purpose of the proposed veranda is to improve the appearance and function of our modest home. Plans submitted will indicate the veranda roof to be 18 inches inside the corner boundary of the existing house. Roof support post foundation has been poured 32 inches from corner boundary of the house and fully complies with city specifications. Concrete pad/floor has been completed. This variance is to allow the addition of veranda roof and allow proper positioning of the corner support post onto the awaiting post foundation. I have been informed that the post would need to be moved 32" to allow for zoning bylaw setback. Please see the report and plans attached.

The setback line as indicated on modified survey report attached will indicate that the setback was likely altered after the construction of our neighboring subdivision Pevan Place in 2012 and has encroached the property on which our house was built in 1989. The setback details (if it were known to the previous owner) was not disclosed to me at time of purchase in 2016. This setback now also overlaps our proposed veranda roof by 0.4m or 18 inches. Thus, the issue.



To comply with this setback will result in undue hardship in several ways.


- a. The present setback after being moved to extend over my property in or around 2012 has resulted in my home/existing dwelling to now be legal non-conforming.
- b. The setback now restricts my efforts to upgrade or renovate the exterior of my modest Harewood home which is in much need of rejuvenation
- c. The complex process of moving the roof support post would require breaking up the existing concrete veranda pad and post footing, relocating and re-pouring the post footing and re-pouring the concrete pad. This would result in considerable labor, major time delays, materials needed, and materials wasted.
- d. Without the variance, the veranda would be reduced in length resulting in considerable loss of function and would be asymmetrical to the front of the house greatly impacting the appearance.

I respectfully request a variance of 32 inches or 0.81m to allow work to continue with our project and to allow my permit to be approved as per plans submitted. This file is currently on hold with Building Official Mr. Tim Warner.

I would be pleased to provide any additional information you may require.

Thank you for your consideration in this matter.

Sincerely,



Ron McFadyen RRT, CRE.

