


Raymond R Matthews
Sue E Matthews



February 12, 2020

To: Board of Variance
City of Nanaimo
Dunsmuir St.
Nanaimo BC

Re: Request for Variance to install a mini-split heat pump at front of house.
LOT 47, SECTION 16, RANGE 8, MOUNTAIN DISTRICT, PLAN 13235
(2032 Forest Dr. Nanaimo, BC )

UNDUE HARDSHIP:

Installing it anywhere else outside the house would be an Undue Hardship, because:

- The outdoor unit would otherwise need to be more than 25 feet from the indoor unit
- Running through ceiling would require tearing out ceiling and wall covering (drywall)

Placement at the rear of the house is not possible because:

- Windows and a door occupy the area at the rear of the house
- The heat pump for the main upper floor of house takes up space at rear of house
- Kitchen is at rear of suite and cupboards preclude placement of inside unit there

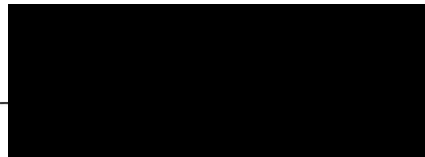
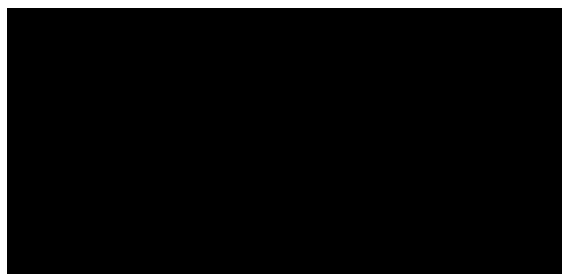
Placement at the side of the house is not possible because:

- There is a brick fireplace protruding at the side of the house
- The unit, if placed at the side of the house, would protrude out over the walkway

For all of the above reasons, we request that a variance be granted to allow us to place the mini-split heat pump unit at the front of house where it will be out of site behind a trellis and shrubbery.

The outside unit of the mini-split would be placed 8.27 meters from city line, and 2.96 meters from the side line of property, as per modified site plan enclosed.

We have included a statement from the neighbour nearest to the area in question.



RECEIVED
BOV735
2020-MAR-09
Current Planning