

May 26, 2020

To: Board of Variance
City of Nanaimo

From: Lorne and Doreen Hill
140 Canterbury Cres
Nanaimo, BC
V9T 4S4

Re: Front Yard Setback Variance at 140 Canterbury Cres

We are requesting a front yard setback variance in order to build a 16 by 26' workshop. We are asking for a variance of 1.5m so that the resulting front yard setback would be 3m.

Our lot has extreme slopes that result in undue hardship. The cost to build a workshop becomes prohibitive if the zoned setbacks are enforced due to the tall retaining walls that would be required.

A front yard setback variance of 1.5m would mean that building the workshop would become possible. We still have to account for the slope but the foundation is more typical, without large retaining walls being required.

There should be no impact to site lines for our neighbours. If anything, their views will be expanded due to some trees being removed. We feel the streetscape is not duly impacted as the building will fit with the neighbourhood.

Thank you for considering our application.

Yours sincerely,

Lorne and Doreen Hill

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2020-MAY-27
Current Planning