

February 8, 2021

City of Nanaimo  
455 Wallace Street  
Nanaimo, BC  
V9R 5J6

Attention: Board of Variance

First General Services of Vancouver Island is formally submitting a request for a variance on behalf of Lee Lawrie, owner of 21 Robarts Street, Nanaimo BC.

In July of 2020, Ms. Lawrie's home was struck by a vehicle which resulted in damage to the front porch. First General Services has submitted a building permit to reconstruct the porch to the exact pre-loss size and location, with no alterations or additions. Current Zoning Bylaw has a yard setback, so we are requesting to vary the front yard setback from 3m to 2.5m in order to allow a front porch to project 2m into the required front yard setback (0.5m from the property line).

First General is requesting a variance to the current Zoning Bylaw to reconstruct the porch as it was built in 1905 with the home and it will not work with the existing layout to put the porch anywhere else. The porch and associated structure were in place for many years without hardship towards neighbours or the community and as such rebuilding the porch to the previous specification will not adversely impact anyone.

Thank you for your consideration in this matter.

Regards,

Brittany Martin

[REDACTED]

Project Manager  
First General Services of Vancouver Island

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**BOV 747**  
2021-FEB-08  
Current Planning