

February 19, 2021

Variance Rationale

We are seeking a setback variance associated with the Garage addition at 1382 Rose Ann Drive, Nanaimo. The Zoning Bylaw requires a 6m setback for garage doors facing a street and we are requesting a setback of 4.41m from the front property line to the garage door, a proposed variance of 1.64m

The hardships caused to the homeowners that are resulting in this setback variance application are listed below:

The topography of the property limits the building capabilities by location and by size. With the odd shaped house and pie shaped yard as well as change in topography, pushing the proposed building back, would encroach into the small useable backyard (this may not be clear from the site plan, and is again due to the very sloped property visible in the contour line drawings). While the property is large, most of it is steep and treed, not able to be used. Due to the lots design and location, the topography prohibits being able to place the garage in any other location as the land on the other side of the house does not make sense, being as it is so far below the house.

The current residence is a 1500 square foot (just under 2000 square feet including converted garage) single level, with only 2 bedrooms and while it was designed with an attached two car garage, in the 24 years the couple have resided in the home, they have never used that area as a garage.

The previous owners reported the garage was unusable due to its original design where a vehicle was required to turn 90 degrees in a 20' area, and down a slope into the garage, making it incredibly hard to enter or exit even with a small car. At no time could two cars ever fit into the garage. This part of the property would be torn down and the area encompassed into the new plans.

Also, and especially important, if you consider the hallway in the house that leads into the planned addition, the design encroaches the garage into the house as far as possible, otherwise the garage interferes with the hallway. The garage goes into the residence as far as it can (6') where it intersects the hallway, the only access into the proposed addition.

The proposed plans include a minimum of 3 and possibly 5 off street parking spots.

Over the years the owners have completed extensive upgrades to the home to make the home modern looking and beautiful in the neighborhood. The garage addition has been designed to finish that plan.

The addition will provide the residence with a total of 3 bedrooms and a 2-car garage and workshop.

With the current setup, the property is without a garage or even a garden shed. The original garage/converted bedroom area is not renovate-able due to the garage floor and issues with drainage. It needs to be demolished as part of the build, so that the entire property will blend into the existing upgrades the couple completed to the main home.

We are confident the completed project will enhance the beauty of the neighborhood and the city will benefit in increase property taxes.