

May 7, 2021



Dear Board Members,

RE: 5525 TURNER RD LOT 2, DISTRICT LOT 20 WELLINGTON DISTRICT PLAN 19006

Dear Board Members,

In the winter of 2007, my family and I lost our home to a horrible house fire 10 days before Christmas, at the above address of 5525 Turner Rd in Nanaimo. We faced a lot of challenges during that time i.e., finding a place to live for a family of 6, working with our insurance company and trying to keep it together at work and at home with the children. As our house was a total loss, we had a plan drawn up in early spring of 2008. At the time the plans fit in with the use of the existing foundation as the insurance company required us to build on the same footprint as pre fire, included in the plan was our future attached garage which would be the last step on completing the house. Our plan was approved June of 2008 and we built our home. I received occupancy on or around Jan of 2010. Life events happened and I had to put off the final touches with regards to building the garage. In sept 2020 I applied for a building permit to finally build my 23.5 x 22.5 attached garage on the front of the house, I used my original plan that included a 6.37 meter set back distance from garage door to property line, the requirement at the time we built the home was 4.5 meters. In November of 2011 a new additional 2.5-meter road dedication was added to the original 4.5 meter setback, bringing it to 7 meters. Due to the angle of my front property line and the construction of my house I am not able to construct a functional garage that meets the required setbacks. The North side of my garage front meets the setbacks requirement however the south side does not. With the configuration of the property line and the existing building, it is not possible to construct a functional garage that will meet the zoning bylaw requirements. I am asking this board to relax the difference between the new total of 7 meters minus the 6.37 I currently have. The difference is **0.63** meters for a portion of the south side of the garage. If I have to scale back the size of the garage it will not accommodate a standard size half ton pick-up truck, which is my work truck. Alternatively if the 0.63 meter relaxation is not granted I would have to redesign the attached garage turning it 90 degrees so the front garage door is now facing the south, and I would have to close off my existing driveway, re-curb the road and have my new driveway installed further south up Turner Road. To accommodate the new driveway I would have to cut down 2 to 3 beautiful Douglas fir trees on my front property, cut through the curb and install a new access. This design would also cut off all vehicle access to my back property where I park my work trailer and camper. Additionally I would have no front yard left. When I had the Engineering Department look at my situation on site, they suggested to me to present to the board of variance and request the original plan be approved. Thank you for taking the time to consider my request.

Warm regards,



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Current Planning