

June 3, 2021

Variance Request Letter

To: City of Nanaimo – Board of Variance & Planning

From: Ryan & Brienne Pfeiffer – Owners of Property

This proposal letter is to request and substantiate the grant of Variances for 162 Irwin St. The Variance requests are minor in nature, and as shown below clearly meet all the parameters set forth in section 901 (2) of the Board of Variance Guide - Implementing Bill 62. Further, if granted, these Variances will not violate or circumvent any of the five exclusionary parameters set forth in subsection (c).

Our intention is to build a family home that fits within the South End and City of Nanaimo's densification objectives.

We are requesting a minor variance to the following zoning bylaws:

Section 7.5 Siting of Buildings:

- Subsection 7.5.1 - Front Yard Setback of 4.5m (4.0m in this case as there is a Side yard greater than 3m, as per subsection 7.5.6)
- Subsection 7.5.1 - Side Yard Setback of 1.5m

Front Yard Setback: Variance from 4.0m to 3.76m (see site survey) that shows the current and intended location of the home.

Side Setback: Variance from 1.5m to 1.04m (see site survey) that shows the current and intended location of the home.

Purpose of Request:

- Growing young family in need of additional living space.
- Current home of 850sq.ft on an 8000sq.ft lot zoned R1 does not satisfy our needs.
- Wanting to stay in the south end, we would like to increase our current footprint by lifting the existing house to add a floor below, and a minor addition to the back of our home.
- To avoid severely encroaching into the south and west portions of the property to maintain ideal usage.

There is no change in density or use, maintains the look and feel of the surrounding area, has no direct affect to surrounding properties and still follows the intent of the bylaws.

- Does not impede on neighbours ocean views on the south side, as our addition would be lower than this neighbours house and sits back in relation to their property.

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Current Planning

- The large Parkshore condo development is behind us on the west side of the property, building not constructed – therefore no impact.

Why can the addition not be realigned or revised in some way to meet existing setbacks:

- Building constructed 107 years ago and currently sits **within** the bylaw setback requirements.
 - o Built well before the current zoning bylaws were in place.
 - o Therefore, a variance is necessary to legalize the existing structure regardless of whether the addition is located below or elsewhere on the property.
- The Northwest corner of the property is our access lane, has a paved area and garage/shop, thus not ideal for expansion in the west direction.
- Undue hardship:
 - o Having to move the entire house to satisfy the current bylaws.
 - o Incurring additional costs to remove existing foundation and reinstate new foundation within required setbacks.
 - o Loss of amenities:
 - Appropriate use of yard space (play area, vegetable garden, deck, daytime sun exposure)
 - Loss of existing crawl space

We thank you for your care and consideration in this matter and look forward to hearing from you.

Respectfully Submitted,

Ryan & Brienne Pfeiffer

162 Irwin St.
Nanaimo, BC
V9R 4X2