

Adriane Pollard  
815 Elrick Place  
Victoria BC V9A 4T2

July 6, 2020



**RE: Explanatory Letter to the Board of Variance**

I wish to construct a new carport in an existing driveway at my home and am seeking a few variances in order to do so. In particular, I am seeking variances to:

1. Locate the proposed Accessory Building in front of the front face of the Principal Building;
2. Locate the proposed Accessory Building 1.05 m from the Front Lot Line; and
3. Locate the proposed Accessory Building 0.31 m from an Interior Side Lot Line.

Section 34.9(b)(i) of the Zoning Bylaw prohibits Accessory Buildings from being located in front of the front face of the Principal Building. This causes hardship to me in the following ways:

- I am currently experiencing hardship without a carport. For some reason, a garage or carport was not built for this house back in 1962. I think it is reasonable to have a carport to protect my new EV and have secure storage for my bicycle and seasonal tires. My car and bicycle will depreciate faster without a carport and will cause additional personal labour during snowfalls. The EV requires a supply of electricity and having it in a carport would keep it safe and dry.
- Due to the particular shape of this lot, with one long curved frontage, and the siting of the existing dwelling, it would be extremely difficult if not impossible to locate an Accessory Building behind the front face of the Principal Building.
- The original (since 1962) existing curb cut and driveway are located in this front area, and the proposed location of the carport would follow these existing conditions, necessitating variances for front and sideyard setbacks. It would be impossible to locate the proposed carport further into the site without the removal of the existing original retaining wall which could destabilize the house and be a very costly enterprise.

The location is not likely to be objectionable to the neighbours because of the vegetative screening and the car has always been parked in this location. I would be happy to plant additional vegetation.

Building a carport on the existing driveway makes sense. When the house and driveway were built, it was in compliance with the rules of the day. Unfortunately, a carport or garage was not built. Without an alternative location, a variance is needed so that I can have a carport to protect my assets.

Thank you for considering my application.

Sincerely,

A handwritten signature in blue ink, appearing to be "Adriane Pollard".

Adriane Pollard

Adriane Pollard  
815 Elrick Place  
Victoria BC V9A 4T2

August 24, 2020



**RE: Explanatory Letter to the Board of Variance—Further Information**

In my previous letter, I focused on the hardship of not having a carport or alternate location for it. I realize now I did not address the interior property line or front property line variance requests.

Due to the curve of the driveway and the steepness, the variances are requested in order to have the car parked as level as possible. The hardship of having the car parked on a slope is much like anyone's...safety for elderly parents or young children getting in and out of the car, and the ability to reach and close the hatchback of the car. The designer and survey tried several configurations and this was the only one that resulted in a symmetrical rectangle on the existing driveway.

I believe it is important to consider how my immediate neighbour feels about having the carport located in the proposed position. I spoke with Gail Arsenault today and she has no objections.

Thank you for considering this additional information.

Sincerely,

Adriane Pollard