July 23, 2022

Mayor David Screech

and the View Royal Town Council

45 View Royal Avenue

Victoria V9B 1A6

Variance Application on behalf of Mr. John and Mrs. Jo-Anne Wilson

Property Location: 49 Tovey Crescent, View Royal, V9B 1A4, Zone R1

Construction of a detached garage less than 55 m2

Letter of Explanation

Mr Mayor and Members of Council,

I am writing this letter on behalf of my clients, John and Jo-Anne Wilson of 49 Tovey Crescent.

My Name is Ines Hanl, and I am the owner of The Sky is the Limit Design, a residential home design studio in Victoria BC.

Mr and Mrs Wilson would like to demolish an existing carport on their property and replace it with a detached single car garage, almost in the same location.

The layout of the existing residence makes it impossible to create an attached garage without major changes to the structure. The house is a split-level design, with the front part of the home being raised at about 1.25 meter above ground, and the annexed part of the house, which is at ground level and looks like a logical spot to add on to, houses the master bedrooms ensuite, and doesn't allow for a connecting door into the residence.

The existing carport measures 3.60 x 6.00 meter (11.81X19.68 ft) and the single car garage is proposed at 4.50x7,50 meter (14.75x24.60 ft) for a total of 33.75 m2, and a height of 3.40 meter.

As per zoning bylaw, the location of a detached garage ought to be in the back yard. However, the existing house is already positioned towards the backyard, which abuts Tovey Bay.

The home's outermost point (corner of new front deck) is set back 14.75 m (48.39 ft) from the front property line. Side setbacks are 2.25m (7.38 ft) on the southeast, and 3.15 m (10.3ft) on the northwest side respectively. Along the northwestern property line is a 1.5m (5') wide municipal easement, which accommodates a shallowly installed 21" diameter culvert that collects public water run-off from the street and leads it through the clients' front and side yard down a steep incline into the Bay.

Upon analysis of the property, we hope that you will agree with us that this property is just not suitable for the placement of a garage in the back yard, and that indeed the best location is the front yard. In addition to all those geographic and structural limitations, a front yard location for the garage also eliminates the burden of noise and exhaust fumes for the neighbouring property owners.

The existing home is a split-level structure with a stepped-back facade, and the lower level with the main entrance is set back 24.15 m (79,23ft) from the property line. The back wall of the proposed Garage is positioned at a distance of 3m from this façade, resulting in a 13.55m (44.29ft) set back of the front of the garage from the front property line. This new location is set back an additional 2.70m (8.85 ft) from the front yard property line when compared to the existing carport.

The roof's shape and pitch are informed by the roofline of the main residence.

The overall appearance of the proposed structure will tie in with the existing home and – as the full width of the front yard is visible from the street - will heighten the curb appeal of the property, thus adding value to the neighbourhood.

I am looking forward to Council's input on the matter.

With best regards,

Ines Hanl

THE SKY IS THE LIIT DESIGN

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