

Minor Variance Application - Cover Letter
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I propose to build a double garage with a project area on one side. This project area would open onto a veranda facing my large (landscaped) backyard. As a retired person, my plan is to use the garage for parking and the project area to build radio controlled model airplanes and other similar projects.

The width of the proposed garage and veranda is 28 feet (garage) plus six (6) feet (veranda) for a total of 34 feet (or 10.36 meters). The depth of the proposed garage and veranda is 26 feet (7.92 meters). There will be two eight (8) foot wide car doors facing the driveway and an eight (8) foot garage style (overhead) door between the project area and the veranda. In this way, there will be an open concept area between the project area (internal to the garage) and the veranda (external to the garage).

There is an existing storage shed (built a few years ago in conjunction with a building permit issued by the city). The proposed garage and veranda would be build adjacent to this shed.

The house on the property (my home) is a side split single story (or 1.5 depending on how this is assessed) home (with a basement under the higher elevation of the split). There is no basement under the lower elevation of the split. The height of the house is 18 feet and 8 inches (5.69 meters). I propose to use roof trusses with a 6x12 pitch. This pitch provides both a better aesthetic look from the street as well a stonger truss. As a result, the height of the proposed garage is 5.33 meters. Based on the feedback from the city, my proposal results on a garage that exceeds the height limits by approximately one (1) foot. Hence my first minor variance request.

My lot is 16,930 square feet (approximately 1,572 square meters). The house is 1,507 square feet (140 square meters). The proposed garage, veranda and shed are 1,124 square feet (approximately 104 square meters). This exceeds the area limits by approximately 34 square meters. Hence my second variance request.

My application for a minor variance(s) is submitted after consultation with the city.

Respectfully, Rob Nixon