

Variance rational

I propose to raise the design garage floor elevation from 124.80m to 127.00 m for the purpose of having a practical finished elevation that would match the neighboring lots, have easier access to the proposed house from the garage, and to avoid blasting to install the driveway and garage slab.

The existing design garage floor elevation (dgfe) is currently 1.7m (5'6") below the sidewalk elevation and 2.28m (7'6") below the proposed house elevation. This elevation discrepancy is inconstant with the existing elevations of the lot. It is also inconstant with the neighboring lot on the right, which has a dgfe of 126 m, and the lot on the left which has a dgfe of 126.9m

The proposed house elevation is derived from the elevations of the existing lot and how to best match the elevations of the side yards and neighboring properties. Also the proposed elevation allows for a driveway that slopes slightly away from the garage which will direct water away from the house, create level parking on the drive way, and easy access to the front door with a couple of stairs.

The existing dgfe elevation creates a steep driveway to the garage and a long flight of stair to access the proposed house from the garage. It creates an unnatural elevation flow from this property to the neighboring lot on the right lot, which would then need a large retaining wall to be installed to rectify. To achieve this elevation would also require blasting in the garage and driveway area to create the steep driveway.

Even the minimum basement floor elevation on the city of Nanaimo service sheet is 126.22m which is 1.42m above the dgfe . The minimum basement floor height is to allow the floor to be above the city services to allow proper perimeter drain to direct the water into the city storm drains to avoid any flooding. The proposed dgfe is below the 126.22 and is unable to utilize the city storm system. These above points are illustrated in the submitted elevation drawings of the proposed house

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