Variance narrative -

The applicant proposes to replace an existing home that is aged and too small for their current family with a new residence. This variance is seeking to rebuild that structure with a new home that exceeds the existing bulk of the current home from 1 story to 2 stories but is within the same footprint. The proposed new structure's horizontal extents are slightly less than existing, particularly on the Bottle bay road side, resulting in a lessened encroachment into the right of way setback.

Additionally, the applicant proposes to rebuild an existing accessory building within its existing footprint but slightly taller. The accessory structure is on an adjacent property that they also own. The height (bulk) increase for this proposed accessory structure is due to a steeper roof design that will be more effective at shedding snow and protecting the structure. As part of the proposal for this structure, the design includes a small attached covered porch to protect the entry door. While this does extend beyond the existing bulk of the current structure, it appears to be permissible through exception 9b of BCRC section 12-412 as it is within the street setback and extends less than 8' from the face of the building.

It should be noted that both the existing structures currently encroach into street and waterfront setbacks as those setbacks are currently enforced. Not further violation of those setbacks is proposed, just increases in height.

EXISTING HOME

EXISTING HOME

EXISTING HOME

EXISTING ACCESSORY STRUCTURE