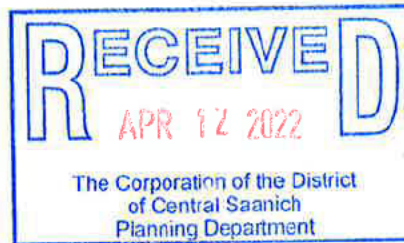


To:

March 31, 2022

Attn: Ivo van der Kamp, Planner
District of Central Saanich
Planning Department
1903 Mount Newton Cross Road
Saanichton, BC V8M 1B7



From:

Ben & Lisa Martin
7147 Brentwood Drive
Brentwood Bay, BC V8M 1B7

RE: Development Variance Permit Application – Detached Garage Floor Area Variance

Please accept this letter in support of our development variance permit application requesting a slightly larger floor area for our proposed double car garage. **We are seeking a variance to allow a floor area of 520 square feet (48 m²) for a double car garage. This variance is approximately 90 square feet (8 m²) over the allowed.**

Our family has recently completed a major renovation of our single-family residence and are now seeking to construct a double car garage at the rear of the property. The aesthetics of the proposed detached garage are intended to compliment the primary residence and will have a matching roof slope (12:12) and identical exterior finishes. We believe the building mass as presented has good proportions to the existing house, large lot and sloping nature of the site.

As indicated, the site is quite sloped coming up from the road resulting in a long and steep driveway and both neighbours to the east and south at higher elevations. The proposed garage is partially embedded into the slope which will facilitate a lowering of the driveway and apron and provide a flat turn-around area at the apron in front of the garage.

The zoning allows for a maximum 40 m² accessory building which results in a rather small garage (20 ft x 20ft). We are requesting a variance to construct a slightly larger garage of 48 m² (22 ft x 24ft) which would allow additional storage shelving and a work bench within the garage.

I have noted that both the R-1M and R-1 zoning allows 50 m² for a detached garage. Also our current R-2 zoning allows a 50 m² garage if two residences were present on the lot. As our lot is quite large at approximate 1/3 acre (~14,000 square feet) it is of similar size of R-1M and R-1 zoned properties. Again, we believe the building mass as presented has good proportions to the existing house, large lot and sloping nature of the site. Please find attached in support of our application:

- Development Permit Application
- Digital set of building drawings for detached garage, A1.1-1.5, Revision C
- Current Certificate of Title
- Letter of support from neighbouring property owners

Regards,

Ben & Lisa Martin