

Donalene Gerz
4133 Richet Street
Prince George BC V2K2J2

August 1, 2019

City of Prince George
1100 Patricia Blvd.
Prince George BC V2L3V9

RE: Rationale for Application for Variance VP100547 4133 Richet St.

Attention: City Planning

This letter is an explanation as to why I am seeking a variance for a larger than normal accessory building on my property.

I am currently in the process of selling my house and property to my daughter Dana Gerz and her common law husband, Ivan Le Parque. They have a variety of recreational vehicles that they will be storing on my property over the winter until their home is sold. They will continue to need to store these vehicles once they have purchased my property and move into the house to use as their main residence.

As per city bylaws, an accessory building with a maximum height of 5 meters is allowed on this property; (except for a carriage house for which 7 meters is allowed, however this is not a carriage house.) I have requested a variance to build an accessory building that is 7.2 meters high due to the fact that I need a 14 foot high door that will allow them to park their truck and trailer in the accessory building for winter storage. When the camper (2008 Okanagan) is on the truck (2003 Chevrolet 4X4 LT 3500HD), it is 13.5 feet high. Because of this, a 14 foot high door is necessary in order to drive the camper and truck combination through the door into the accessory building. This truck is only used to carry the camper, so it remains on the truck through the winter. Requirements of the door state that I need 16 inches above the height of the door in order to operate it, which brings a height minimum of 15.5 feet high. I am requesting an extra approximate, 6 inches as a small amount of wiggle room.

I will also be storing my 19 foot boat, side by side, and two sleds in the accessory building.

Trees along the South, East and West sides of the property line will be acting as a buffer to adjacent properties. I have no plans to remove trees other than a few feet from the south side, in order to build the accessory building. There will remain, almost ½ an acre of trees on the south side that will continue to act as a buffer. I am also considering adding some more trees or, likely hedges to the East side of the property once the accessory building is completed, in order to increase privacy and to act as a further buffer.

The adjacent property on the east side has a pole barn located on the property line as per the professional survey I have had completed. I have already advised the neighbor at 4111 Richet Street that I am ok with this as my shop will be built far enough away from the property line as to comply with all setbacks required by the City of Prince George. (As noted in the blue prints included in the variance application.)

This property is subject to 40% site coverage within the RS2m zone. The proposed 187 m² accessory building, plus the 10 m² shed that already exists, will be less than approximately 1% of the total property size.

Drainage lines, as previously requested, have been submitted to the City of Prince George to be included with the variance application.

Thank you for your assistance.



Donalene Gerz
Current home owner, 4133 Richet Street

Donalene Gerz
4133 Richet Street
Prince George BC V2K2J2
250.981.5356

June 6, 2019

City of Prince George
1100 Patricia Blvd.
Prince George BC V2L3V9

To whom it may concern;

This is an application for a variance on the property of 4133 Richet Street in Prince George. The request is to build a 42 foot by 36 foot shop in the back of the property of note. There may also be a 12 foot lean-to attached to the north side of the shop. A drawing of the plans for the shop is attached.

The shop has been discussed with the following neighbors:

4111 Richet Street

Signature:



Date signed: JUNE 19th 19

Print Name: JAMES TASA

4197 Richet Street

Signature:



Date signed: June 19

Print Name: ETHEL WALSH

4130 Richet Street

Signature:



Date signed: June 19

Print Name: Dion Hanson

4162 Richet Street

Signature:



Date signed: June 19, 2019

Print Name: Delores St. Amant

Donalene Gerz
4133 Richet Street
Prince George BC V2K2J2
250.981.5356

August 2, 2019

City of Prince George
1100 Patricia Blvd.
Prince George BC V2L3V9

**RE: VARIANCE APPLICATION VP100547 4133 RICHET STREET
ADDITIONAL SIGNATURE**

Attn: Planning Department;

This is an additional signature for the application for a variance on the property of 4133 Richet Street in Prince George.

The accessory building has been discussed with the owner of the following address:

4165 Richet Street

Signature:

A black rectangular box redacting the signature.

Date signed: AUG. 2 2019

Print Name: ETHEL WALSKIE