

## Rationale Letter from Applicant

Shannon and Evangeline Studney  
2710 Ewert Crescent  
Prince George, BC  
V2M 2S2

March 21, 2022

Attention: Mayor and City Councillors

### **Re: Variance Permit No. VP100610 Ewert Crescent**

The intent of this letter is to provide additional information related to this variance application which explains the unique characteristics related to the property.

- The subject lot is almost twice the size of the neighbouring lots. 2710 Ewert Crescent is 1388 m<sup>2</sup> compared to 712 m<sup>2</sup> which is the average size of the 10 lots surrounding the subject property. In addition, as per city By-law 10.2.5 the maximum site coverage allowed in a lot is 40%; the total site coverage in this proposal is 20.5%.
- The lot has large trees at the back and combined with the back alley provide a significant buffer from the neighbours. The garage will be set back 3 meters from the property line providing an additional buffer.
- There is a topographic change from the properties on Gillett Street which means those homes are all at a higher elevation than the subject property on Ewert Crescent.
- The additional .6 m height requested for the garage is required as RV's will be stored in the garage.
- The 136.29 m<sup>2</sup> in the variance application includes three existing structures. The proposed garage will be 81.2 m<sup>2</sup> which is below the 90 m<sup>2</sup> maximum size in the bylaw.

We do understand that this variance application exceeds what the city planning department would typically recommend. However, we trust that you will agree that because of the unusually large size of the lot the proposed garage will be compatible with the residential character of our neighbourhood.

Sincerely

**\*Redacted\***

Shannon and Evangeline Studney

From BC Assessment

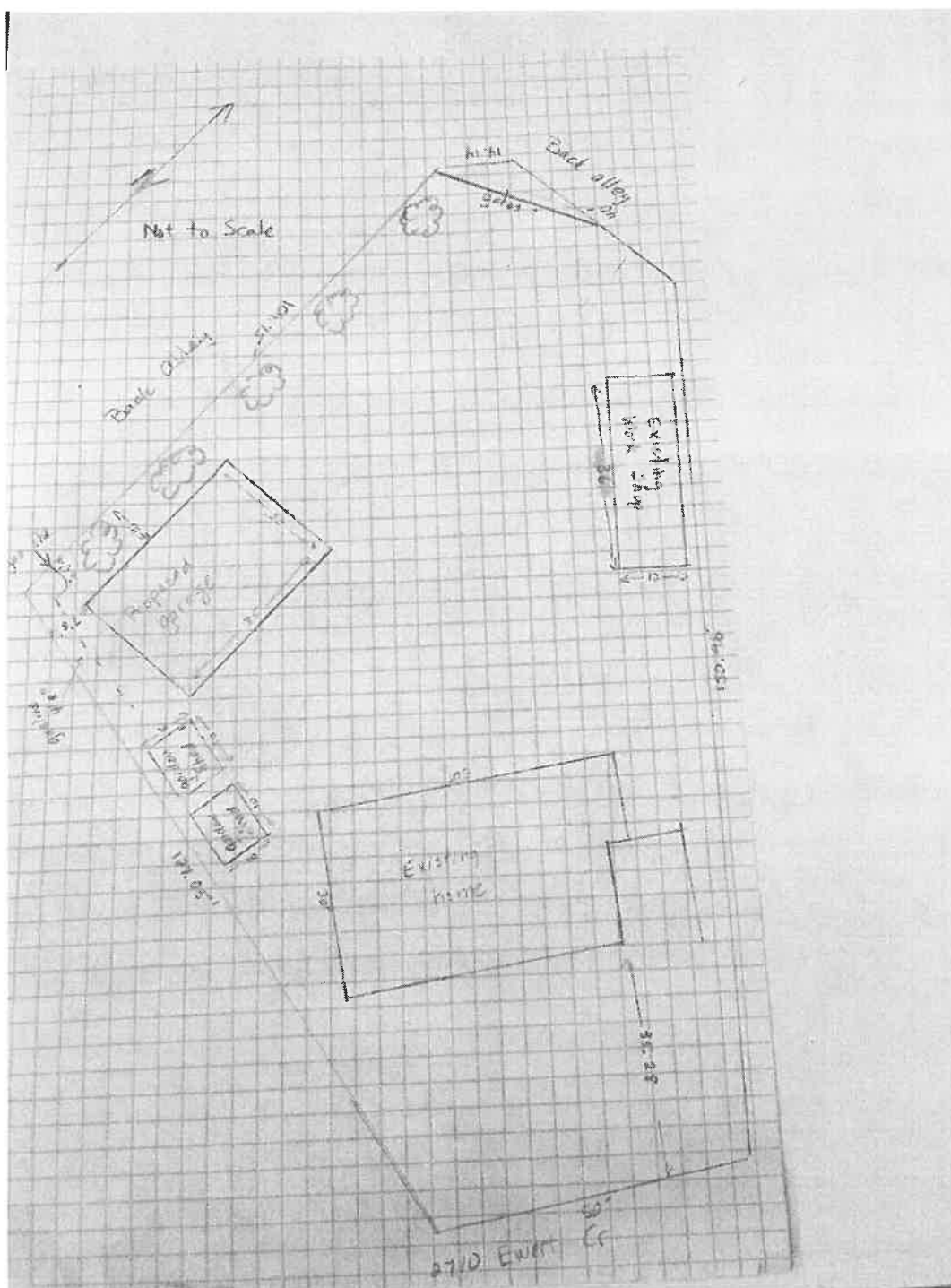
**Area of lots surrounding 2710 Ewert Crescent**

2710 Ewert Crescent	14945	1388.443
---------------------	-------	----------

Address	sq feet	sq metres
2730 Ewert Crescent	6600	613.16
2720 Ewert Crescent	9105	845.88
2680 Ewert Crescent	10215	949
2660 Ewert Crescent	6985	648.92
2737 - 15th Avenue	6050	562.1
2721 15th Avenue	6050	562.1
1528 Gillett Street	7210	669.83
1578 Gillett Street	7089	658.59
1612 Gillett Street	6831	634.62
2665 Ewert Crescent	10523	977.6
<b>Total</b>	<b>76658</b>	<b>7121.8</b>

Divided by 10 for average	7665.8	712.18
---------------------------	--------	--------

Size of other lots compared	51.29%
-----------------------------	--------



Variance Permit VP100610 – 2710 Ewert Crescent



*Photo of Backyard – Garage would be built where the boat is parked*