

City of Prince George

November 24, 2022

To whom it may concern,

Re: Ken & Deanna Watson Development Variance Permit Application

We recently purchased 2626 Marleau Road with the intent to build a garage on the property to store and do maintenance on our ocean boats. The boats are used for our retirement and are for pleasure use. The length and height of the boats requires the oversize and over height garage. The existing home on the property is two stories tall and the proposed garage height would architecturally enhance the overall property. We have included a photo of the front of the home showing the height.

We have included letters of approval from both of our next door neighbours on each side. As noted in their letters the garage fits with the overall scheme of the neighbourhood. Further, the size of the lots allows for garages to be constructed without impeding on the enjoyment of others.

Thank you for your time and should you have any questions please do not hesitate to contact us.

Best regards,

Ken & Deanna Watson

[REDACTED]



To Whom it may concern:

My neighbour, Ken Watson, located at 2626 Marleau Road, has approached us asking for our concurrence on his variance request of a garage build on the Northwest portion of his property. Ken has shared the plans for the build and we understand that the garage is proposed to be 46' Long by 26' Wide (approx. 1200 sq ft.), and 22' high. While zoning stipulates 969 sq ft. max, and I believe 19' high, in my opinion, there is no reason a larger garage cannot be built on the property.

The footprint of the lot is 18,285 sq ft. with the proposed garage being less than 7% of the overall property. The garage will not impede any views from our house or property. The majority of other properties in College Heights are substantially smaller than Ken's lot, approx. 1/3 the size (6,000 sq ft.) and can take up as much as 16% of a property, with up to 9 neighbours being visible within a 100 foot radius. Ken's garage will be more than a 100 feet from my back deck, therefore, any variance will not be of concern.

Please feel free to reach out to me with any additional questions/clarifications.

Thanks,
Mark (Sarah) Nelson
2600 Marleau Road

[REDACTED]
[REDACTED]



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HEAD OFFICE
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TERRACE
[REDACTED]

To the City of Prince George Bylaw Department

Attn. To whom it may concern

Date: October 10th, 2022

Re Ken and Deanna Watson Request to Build Backyard Shop

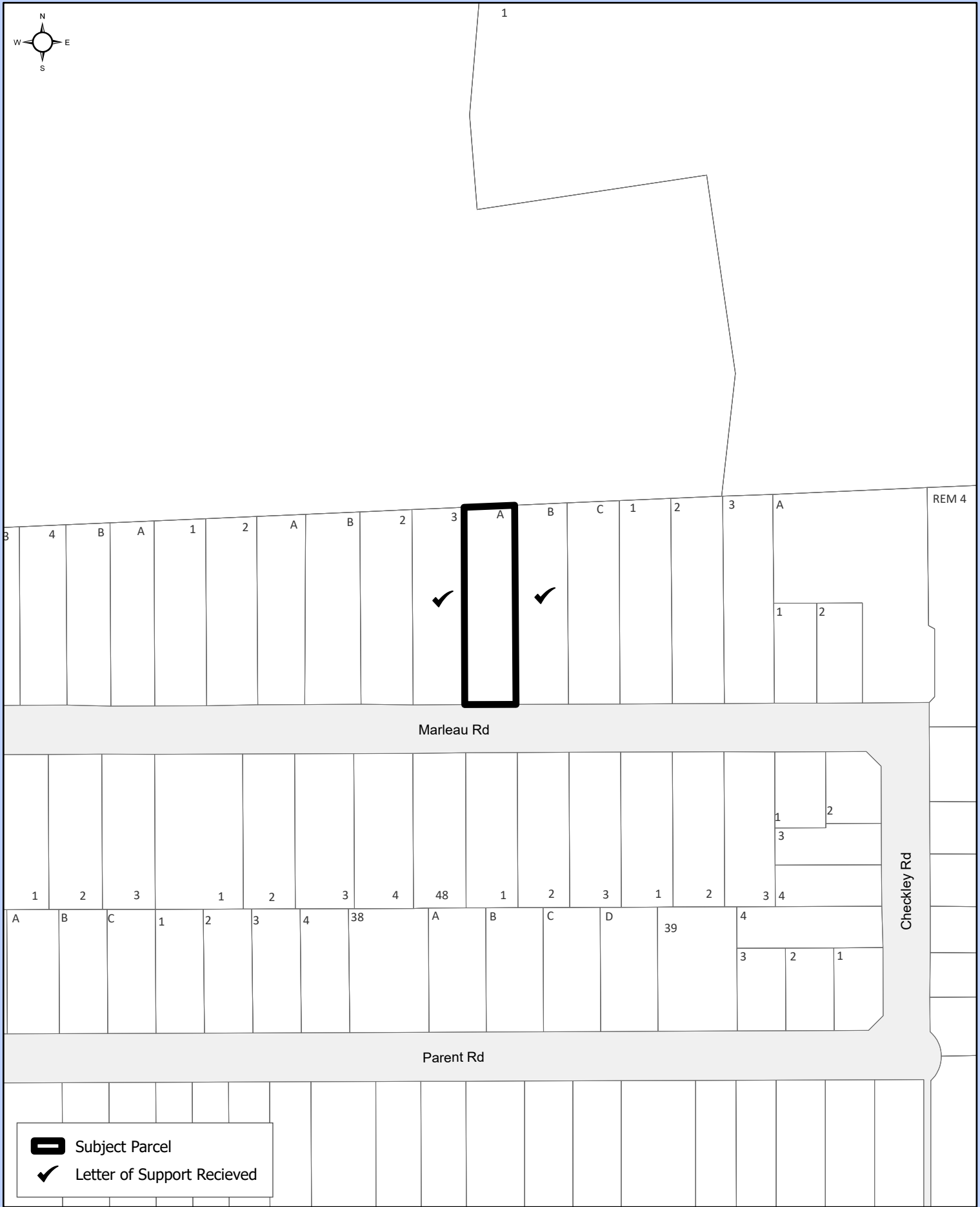
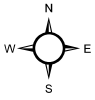
My name is Darcy Bryant and on behalf of myself and my wife Shelley we are the owners of 2632 Marleau Rd and we would like to accept the proposal to build the a backyard shop from the Watson family. The Watson's recently purchased the home to our immediate right at 2636 Marleau Rd and they have requested approval to build a new shop in their back yard. Ken presented the plans and drawings which show the building size and location on his property, and we have no objections to their proposed building.

We just recently built our home at 2632 Marleau and we also have a very similar size shop in our backyard. The shop is a vital piece of our property and a great value to our home and to all the properties in the area. Most of the homes on our street have shops and we feel there is no reason to object to the Watsons wanting the same thing as most of the residence on Marleau Rd.

Please accept our approval for this building and should you have any questions please contact me at the number below.

Thank you.

Darcy Bryant
2632 Marleau Rd, Prince George
[REDACTED]
[REDACTED]



- Subject Parcel
- Letter of Support Recieved

0 10 20 30 Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:2,000

Letters of Support

Lot A, DL 754, CD, Plan PGP42304



CITY OF PRINCE GEORGE