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To: Prince George City Council

Re: 8391 Toombs Dr accessory building review

Hello City Council and thank you for considering our variances for the accessory building at 8391 Toombs Dr. We are requesting a variance to the height and site coverage of an accessory building in our AR3 zoning, As I am sure you have noted the city staff have recommended denying the proposal. We have met with city staff and respectfully engaged them on their decision as there are numerous examples of this same size building on AR3 properties in the area. Their reasoning is based on a decision in 2019 it reduce the amount they have allowed in the past to create more consistency in what is being allowed. We appreciate the basis of this but disagree that the consistency should go forward with less than what had been allowed in the past, we feel and hope you agree that consistency should be based on what has been allowed prior and therefor our examples below should be considered.

For comparison:

- Our shop has lowered wall heights with vaulted ceilings to reduce overall building height, considerably shorter than comparable's.
- We have designed the carport area in the rear of the shop to reduce the size from the road while most comparable's are beside the building
- We have tucked the location of the shop behind and partially overlapping the home to further reduce visibility from the road. Some examples show the building to the side or even in front of the residences.
- Our lot is 3 acres while most comparable's are only 1 acre

We appreciate your review of this variance and we feel that steps have been taken to respect the community and the impact on the neighborhood with this variance, The proposed building has been designed to blend with the residence and we feel compared to others in the neighborhood this precedent has been established by the city, we also feel the community acceptance will be reflected in our letters of support.

Examples:

9172 North Nechako road

9188 North Nechako road

9320 Summerset Place

9355 Summerset Place

9384 Summerset Place

9333 Summerset Place

4069 Carle drive

3497 Hillside drive

3414 Rosia road

3737 Riverview road

6983 Bench drive

7163 Bench drive

Example: 9320 Summerset PI, 40x50 plus carport, Larger than application



Example: 9172 North Nechako Dr, 30x40



Example:9190 North Nechako Dr, 40x40



Example: 8415 Summer Pl, est 36x50

