

To: Prince George City Council

Re: 6415 Delhi Pl Deck replacement

Hello City Council, thank you for considering our variance for this deck in an RS2 zone.

In 2021 we started planning a replacement for our large retaining wall at the back of our house. It was previously made of wood and was rotting to the point that we had started to notice a significant slope on the concrete pad that runs along the entire length of the back of our house. This concrete pad is everything between our house and up to the retaining wall. Separating the concrete and the retaining wall was a wooden fence which was also rotting. We already had plans to enlarge our deck to closer to it's original size and decided that since this large concrete slab/patio was already there, it would be the most efficient use of space to have the new deck built out to where the fence previously was instead of both building a new deck and a new fence a short distance from one another. We would like to make note that this fence ran through our property and was not on the property line. Given the height of the retaining wall, this fence was for safety so that no one would fall down the slope to our property below. In October 2022, our retaining wall was rebuilt using large rock in a more permanent fashion so that we hopefully never need to readdress that again.

We feel it is not unreasonable to request the setback be modified from 6m to 2.4m as the area is already developed as a concrete patio, there was already a fence where the edge of the deck is intended and that the setback for secondary structures, were this not attached to our house, is 1.2m. We would also like to point out that the 2.4m setback is the minimum setback for the corner of the deck closest to the property line. Because our lot backs on to green space at the end of a cul-de-sac, it is an awkward pie shaped lot. The deck will not run parallel to the back property line so the minimum setback for one corner of the deck is 2.4m and the setback from the property line increases as you move towards the other end of the deck. The use of the space as a patio vs a deck will be the same with some added privacy from our neighbour given there will be a privacy screen along the entire west end of the deck. An indication of support from these neighbours (6425 Delhi Pl) is included in our application. Additionally, since our property backs onto green space, the expansion of our deck does not encroach on the property of fellow neighbours behind.

We appreciate your review of this variance and hope that you will endorse our plans as our immediate neighbours have.

Amos & Nikki-Lee Ford

