

April 3, 2020

RE: NEW CARRIAGE HOUSE AT 2763 MICHENER CRESCENT

I am applying for a variance to increase the principal dwelling space from 40% to 60% for the carriage house on the RS2 lot.

The area in question is an additional bedroom on the main floor. The intent of the carriage house is to make it a primary personal residence for myself for the foreseeable future. I live alone, do not have dependants or have plans to, and this space will primarily serve as a room in case my family comes from Vancouver for the weekend, but will be used to house my National Geographic collection from 1914, and a few pieces of exercise equipment.

In short, allowing this variation will cause no difference to the exterior plan of the carriage house, and no additional occupants will reside, with no additional parking or traffic being increased, and utility use being unchanged.

- The footprint of the building is 67.0 sq.m in size which is under the maximum gross floor area permitted of 90 sq.m. for accessory developments of the RS2 zone and meets other secondary dwelling regulations such as parking and setbacks.
- The height of the carriage house meets the 7.0 m height restriction for the secondary dwelling.
- The proposed carriage house exceeds the front, interior and rear yard setback for the secondary dwelling regulations of the RS2 zone.
- The proposed carriage house exceeds the minimum 3.0 m setback requirement with a 11.0 m setback between the principal and secondary dwelling.
- The site coverage of the property with the existing house and deck and proposed secondary dwelling is only 26.5% which is under the maximum 40% site coverage permitted for the RS2 zone.
- There are existing trees and shrubs on the property that will help to mitigate massing and impacts of the propose development from adjacent property owners to the west and south.
- The asymmetrical roofline and contemporary design complements the existing house, and the form and character would be visually appealing and interesting to the neighbourhood.

Thank you for the consideration, and I look forward to beginning this project as soon as possible.

Redacted



Dorothy van Diepen  
Owner, 2763 Michener Crescent, Prince George, BC