

27 Pilot Street
Victoria B. C.

REVISED: 18/7/30

To: The Mayor and Council
City of Victoria

Re: Addition to existing accessory building and use as a garden suite at 27 Pilot Street

We wish to add 5.4 m² (58.1 sq. ft.) to the existing studio building which was approved and built in 2007 and use it as a garden suite. The existing studio is 17.35 m² (186.7 sq. ft.). The garden suite will have a 3 piece bathroom and a kitchen as shown on the drawings attached to this application. The proposed garden suite will be 22.75 m² (244.9 sq. ft.).

The existing one story pitched roof form of the studio will be retained as shown on the drawings and photographs attached to this application.

The proposal is within the required lot coverage, open space requirement, height limitation and floor space ratio.

A variance is no longer requested for the separation distance between the existing house and the garden suite. The bylaw requires 2.4 m and the existing 2.6 m separation distance is being maintained.

A rear setback variance as noted on the ZONING PLAN CHECK is requested as the proposal would not be feasible without it. The setback was existing when we bought the house and had been done under a previous completed application to the City of Victoria. The garden suite will have fire resistant cladding i. e. cementitious board similar to Hardie board.

We are retired and wish to have a garden suite for additional income from the property and to provide another rental opportunity for Victoria residents.

Susan and Gary Forget

