

April 20, 2021

Mayor Lisa Helps and Council
1 Centennial Square
Victoria, BC V8! 1P6

Dear Mayor Helps and Council:

I am writing to request a variance for the off-street parking requirement for my residence at 2316 Howard St. in Fernwood. I purchased the house in September 2019 and through much of 2020 was engaged in the process of trying to get a building permit approved. This process has hit a snag due to the parking requirement.

My house is over a hundred years old, and it was built closer to the street than is allowed today. It also has an original stone wall, still in good repair, that extends across much of the front of the lot. Previous owners, perhaps in the 1920s or 1930s, put a garage in the basement, which the city has a record of. Some time later the garage entry was closed up except for a doorway. The access ramp down to the garage was filled in and cemented over between the city sidewalk and the basement wall, except for a stairway leading down to the basement door. The city has no record that this was approved, but the garage must have been closed up at least fifty years ago because my neighbor, who grew up in the house next door, says he does not remember ever seeing the original garage entry.

The proposed renovations on the building permit I am applying for are mostly to the interior of the house and involve structural upgrades and other alterations. I have been working with Mavericks Solutions, a Fernwood engineering firm, and we looked at a series of possible solutions for fitting an off-street parking spot onto the site. I am attaching a series of sketches that Mavericks worked up during this process.

The existing concrete area in front of the house is too small in every possible orientation for a parking space that is to code. In some orientations the difference is a matter of only a foot or so, but the proximity of the building and stone wall would mean that even should the permits department approve a substandard space, getting a car in and out would always be a tight fit.

We also looked at turning the original parking space in the basement back into a garage. The height difference between the sidewalk grade, combined with the distance between the sidewalk and the front of the house, makes for a ramp into the basement that is too steep according to today's code requirements. In addition, to make the garage possible, the basement floor would have to be lowered a foot. I am planning to do in that front area anyway, but this would make a ramp even steeper.

The remaining options are either to destroy a good portion of the stone wall, which would allow a new driveway and parking space on the side of the house opposite the original driveway, or to take down the front stairs and rebuild them in a different size and direction. Of these choices, rebuilding the front stairs would be preferable to destroying the original stone wall. But, although the stairs are not the original ones, they are still in the original configuration, and pursuing either option would significantly alter the historic facade of the house.

I have been talking with my neighbors and so far have not encountered any objection to my receiving a variance to the off-street parking requirement. Our street is mostly single-family residences, many of which do have their own off-street parking, and there are always a number of parking spots available on the street.

In addition to the accompanying sketches related to the attempt to find a parking spot to code, I am also attaching to this letter a survey of the current plan of the house and lot, and screenshots of the proposed site plan together with a detail at a larger scale. I am also including the variance application form, the certificate of title, and the full set of proposed building plans from Mavericks.

One note on the survey: it shows an existing non-compliant shed. I am not requesting any variances for the shed and we will be demolishing it in the course of the building renovations.

Thank you very much for your attention to this request.

Sincerely yours,

Judith Berman
2316 Howard St.
Victoria, BC V8R 4K7
jberman@uvic.ca
778-440-5571



Explorer

Land Surveying Inc

B. C. Land Surveyor's Certificate of Location for:

**LOT 6, BLOCK 3, SECTION 75, VICTORIA
DISTRICT, PLAN 420**

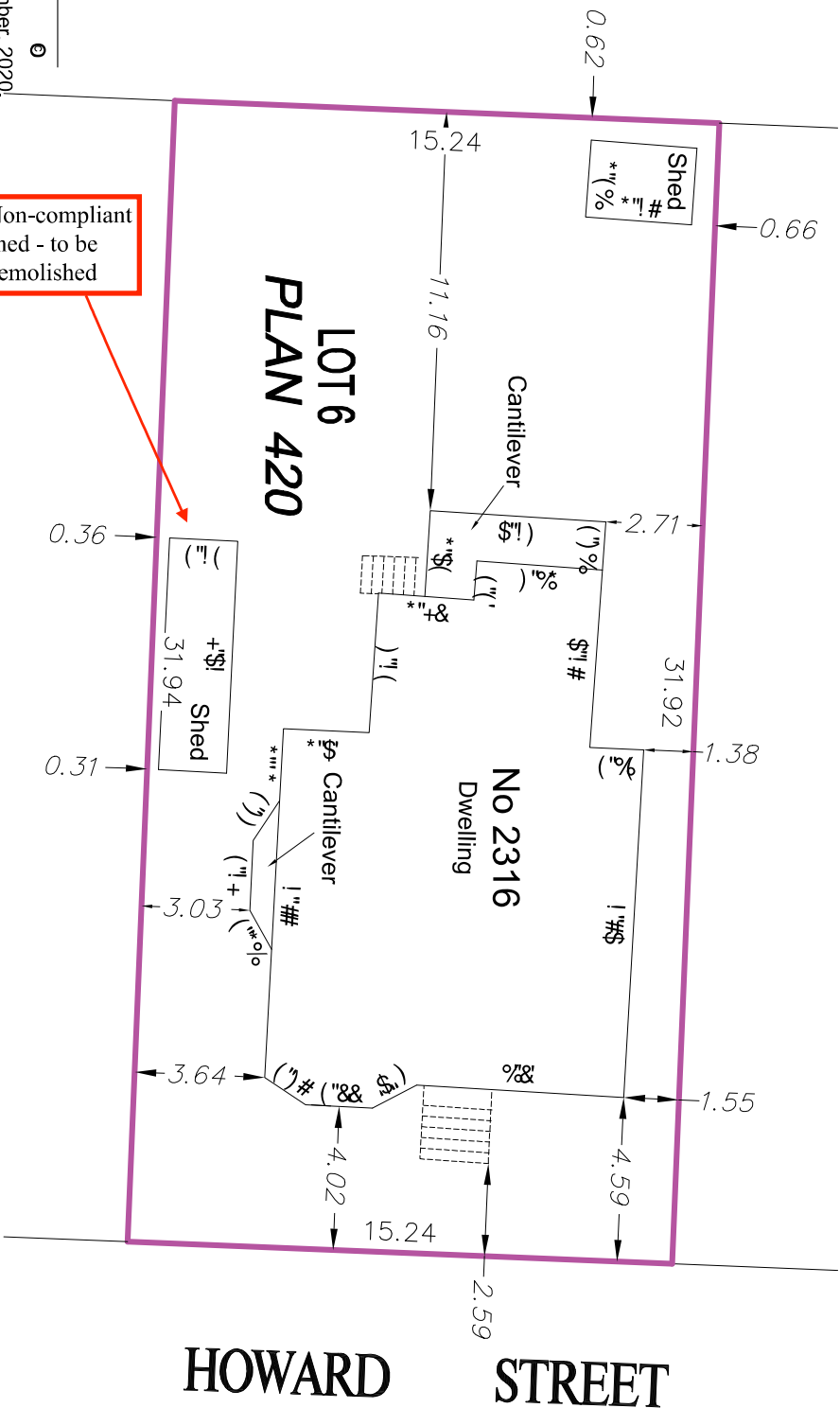
SCALE :



All distances are in METERS and decimals thereof.



133-1335 Bear Mountain Pkwy
Victoria, B. C. V9B 6T9
Tel: (250) 381-2257
Email: kenneth@explorersurvey.com
File: 11758



Kenneth Ng, BCLS

Field Survey - 8 December, 2020.

Dated this 14th of December, 2020.

This document is not valid unless originally signed and sealed or digitally signed with Juricert digital signature.

Info: <https://www.juricert.com>

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or action taken based on this document.

Parcel Identifier: 009-069-143

In the City of Victoria

Prepared exclusively for: Judith Elsa Berman

ZONING : R1-B

I have inspected the residential premises shown at 2316 Howard Street and hereby certify that the said structures are situated with respect to nearby boundaries as shown on this sketch. This document is prepared for the use of the stated party and their interests, and is for inspection purposes only. This document does not represent any form of boundary or lot redefinition, and should not be used in a manner which would assume so.

The property is subject to charges, legal notations, and interests shown on the title as of the survey date.

EXISTING CURB

STREET

3'-0" (0.91M)

11'-4" (3.48 M)

SEWER

WATER

STORM DRAIN CONFIRMED BY DYE TEST

EXISTING SANITARY LINE

CHANGE EXISTING WATER LINE FOR NEW WATER LINE FROM HOUSE TO STREET TO CODE REQ.

FILL IN AREA WITH NEW GRASS

EXISTING CITY OF VICTORIA FULL HEIGHT SIDEWALK (NO CHANGE REQUIRED)

EXISTING FENCE

±15' - (4.57M)

ONE WALL

15.24 M

EXISTING CONCRETE

EXISTING STONE WALL

EXISTING
CONCRETE

SIDEWALK

EXISTING CITY OF VICTORIA
FULL HEIGHT SIDEWALK
(NO CHANGE REQUIRED)

BOULEVARD

FILL IN AREA WITH
NEW GRASS

EXISTING CURB

STREET

3'-0"
(0.91M)

11'-4"
(3.48 M)

REDUNDANT DRIVEWAY TO BE REMOVED FROM BOULEVARD AND REPLACED WITH FULL HEIGHT CURB AND GUTTER TO CURRENT CITY OF VICTORIA SPECIFICATIONS

SEWER
—
WATER

STORM DRAIN
CONFIRMED BY
DYE TEST

EXISTING CURB

EXISTI
=15°-0
(4.5%

EXISTING FENCE

EXISTING SANITARY LINE

CHANGE EXISTING WATER
LINE FOR NEW WATER
LINE FROM HOUSE TO
STREET TO CODE REQ.

2316 HOWARD STREET, VICTORIA, BC

