

DATE: September 20, 2017

To: Chair and Members
Board of Variance

From: Bill Jackson
Property Owner

RE: Board of Variance Application, 1436 Anderton Road (Jackson)
Lazo North (Electoral Area B)
Lot 1, District Lot 91, C.D. Plan 45081, PID 007-466-919.

Dear Sirs,

Thank you for meeting today and reviewing my application to rebuild an attached garage .This garage was attached to a duplex which was built in the late 1960's. For many years, good vehicle storage was provided. The structure was built on a concrete slab with a low pitch tar and gravel roof. At the back of the garage was a small storage room which provided secure storage. This was a good rental bonus for many tenants would store their cars and boats in this area. The duplex was easier to rent.

In the past 10 to 15 years water started to get inside the garage from the upward sloping driveway...particularly from heavy rains and snow. This was the result of a large Fir Tree with roots which grew under the driveway and disrupted the original slope of the asphalt driveway. This water then caused the sill plate on the side wall adjacent to the grass to rot and become uneven. At the back corner of the garage in the small storage room, the sill plate was extensively damaged. As a result of this wall settling, the tar and gravel roof,did not drain properly. The drain was situated halfway along the wall. During heavy rains, the water overflowed the roof and ran down the exterior back wall. In addition the front garage doors would no longer open or close properly with out dragging on the uneven asphalt pavement. This was causing problems for myself and the tenant.

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Over the past 3 years, I was hearing tenant complaints of the garage being wet, damp and smelling of rotting wood. The structure was becoming unsafe. I was concerned the rotting wood may attract bugs which would be a concern for the duplex. There was no proper or practical way to save the garage.

On May 8th I went to the Regional District to make an inquiry on taking out a building permit to rebuild the garage. I met 2 planners and the building inspector to talk it over. As a result of this meeting, I drew a site plan of the property outlining the building, the attached garage in question, the property lines, the ditches etc. This plan was part of my application.

I was also asked to provide a plan of the new garage, a truss layout and an Engineer Review. This was all completed and submitted to the Regional District on July 4th. For the Engineering Report, I dismantled the old garage on the May long weekend so he could make a proper inspection of the concrete slab.

I was originally told there would be no Board of Variance involvement because I was building on the original concrete slab. This was in June. In August when things were again being reviewed, it was decided by staff a variance review was necessary. As a result we are having this meeting today.

I have some photographs to show you. Thank you for patience and consideration.

Respectively submitted,

A handwritten signature in black ink that reads "BILL". The letters are slightly slanted and connected.

Bill Jackson.