

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

The site of the where we would like to build the garage is set back from the frontal of the road. The cultisac ends away from the start of the shop edge. We see this area being more of a side yard then a frontal. It would be on a frontal of the neighbours side yard (there long driveway). All access will be coming off our property and no right of way is needed. Site of property stays the same, just asking to build closer to the frontal property of existing driveway. We are well under the 35% lot coverage and is the only place to build a garage due to maintaining truck access to back yard for Septic Tank pump out/repairs. We are trying to keep everything beautiful and are currently working on the existing house inside and out. Our goal to to make our neighbours proud of the street they live on. Our building height will not interfere with any other structures or properties views. we will have storage on the top floor with an area to work on projects. High head height is needed to be able to work up there and add big windows for natural light. We would also like the oppertunity to beable to put our boat with a wake tower in the garage for winter storage. Maintaining a garage for vechiles and rec toys is our focus for the bottom floor and storage on second floor. We understand if we attact the garage to the house we can go much heigher but would like to Keeping it non attached to the current house due to different style of roof line and to maintain walking access between builidings to continue to the backyard without having to walk throught the garage .