



**AGENDA FOR THE MEETING OF THE BOARD OF VARIANCE
TO BE HELD ON 2010-NOV-18 AT 7PM IN THE DOUG RISPIN ROOM,
VANCOUVER ISLAND CONFERENCE CENTRE, 80 COMMERCIAL STREET, NANAIMO, BC**

1. **CALL TO ORDER**

2. **ADOPTION OF MINUTES: 2010-OCT-21**

3. **APPLICATIONS:**

APPEAL NO.: **BOV565**

Applicant: Mr. John Schlitz (John Schlitz Construction Ltd.)

Civic address: 36 Turnabout View

Legal Description: LOT 11, SECTION 17, RANGE 4, CRANBERRY DISTRICT, PLAN 20363

Purpose: The applicant is requesting that the maximum height of an accessory building be increased from 4.5 metres (14.76 feet) to 5.29 metres (17.35 feet), as shown in the survey provided, in order to permit the construction of an accessory building. This represents an accessory building height variance of 0.79 metres (2.59 feet).

Zoning Regulations: This property is within the Single Family Residential (Large Lot) Zone (RS-2). The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000":

"Section 6.2.7.4. - Height of Accessory Buildings

The height of an accessory building shall not exceed the maximum height shown in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
<i>(Less than >6:12)</i>	<i>4.5 metres (14.76 feet)</i>
<i>(Greater than or equal to (≥ 6:12)</i>	<i>5.0 metres (16.4 feet)</i>
<i>(Greater than or equal to (≥ 8:12)</i>	<i>5.5 metres (18.04 feet)</i>

APPEAL NO.: BOV566

Applicant: Mr. Rana Prihar

Civic address: 229 Concordia Place

Legal Description: LOT 18, SECTION 9, RANGE 8, MOUNTAIN DISTRICT, PLAN 32919

Purpose: The applicant is requesting that the maximum height of a retaining wall and fence in a side yard be increased from 2.4 metres (7.87 feet) to 4.29 metres (14.07 feet) and the maximum height of a retaining wall and fence in a front yard from 1.2 metres (3.94 feet) to 2.26 metres (7.41 feet), as shown in the survey provided, in order to permit the recently constructed retaining wall and fence. This represents a side yard fence height variance of 1.89 metres (6.2 feet) and a front yard fence height variance of 1.06 metres (3.47 feet).

Zoning Regulations: This property is within the Single Family Residential (Large Lot) Zone (RS-2). The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000":

"Section 6.2.9.2 – Height of fences

The height of a fence shall not exceed 2.4 metres (7.87 feet) in any side or rear yard."

"Section 6.2.9.1 – Height of fences

The height of a fence shall not exceed 1.2 metres (3.94 feet) in any front yard."

APPEAL NO.: BOV567

Applicant: Mr. Hamid Khorassani / Ms. Lois Khorassani

Civic address: 235 Concordia Place

Legal Description: LOT 17, SECTION 9, RANGE 8, MOUNTAIN DISTRICT, PLAN 32919

Purpose: The applicant is requesting the maximum allowable projection for an open deck within the rear yard be increased from 2 metres (6.56 feet) to 3.40 metres (11.15 feet), as shown in the survey provided, in order to permit a previously constructed open deck. This represents a rear yard projection variance of 1.4 metres (4.59 feet).

Zoning Regulations: This property is within the Single Family Residential (Large Lot) Zone (RS-2). The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000":

"Section 6.2.6.3. -Yard Requirements

A rear yard of not less than 7.5 metres (24.6 feet) shall be provided for a principal building.

"Section 5.4.2. – The maximum projection in to the required front and rear yard shall be 2 metres (6.56 feet) or half the distance of the required yard whichever is less."

APPEAL NO.: BOV568**Applicant:** Mr. Jay Gaudreau**Civic address:** Lot 111 – 5854 Turner Drive (Woodgrove Estates Mobile Home Park)**Legal Description:** LOT 1, DISTRICT LOT 23-G, WELLINGTON DISTRICT, PLAN 20327, EXCEPT THAT PART IN PLAN 33807

Purpose: The applicant is requesting that the required major road setback for an individual mobile home be reduced from 7.5 metres (24.6 feet) to 6.8 metres (22.30 feet), as shown in the survey provided, in order to permit a recently sited mobile home. This represents a major road setback variance of 0.7 metres (2.30 feet).

Zoning Regulations: This property is within the Mobile Home Park Subdivision Zone (RM-8). The applicant requests a variance to the City of Nanaimo “ZONING BYLAW 1993 NO. 4000”:

*“Section 5.2.1.2 – Location and Siting of Buildings and Structures to Major Roads
7.5 metres (24.6 feet) from a property line that abuts established urban arterials, urban collector roads and provincial highways as designated by the City of Nanaimo Official Community Plan, when dedication has occurred to achieve the required right-of-way width.”*

APPEAL NO.: BOV569**Applicant:** Mr. Gary Small**Civic address:** 1962 Cinnabar Drive**Legal Description:** LOT 59, SECTION 14, RANGE 4, CRANBERRY DISTRICT, PLAN 22987

Purpose: The applicant is requesting that the maximum height of an accessory building be increased from 4.5 metres (14.76 feet) to 4.7 metres (15.41 feet), as shown in the survey provided, in order to permit a recently constructed accessory building. This represents an accessory building height variance of 0.2 metres (0.65 feet).

Zoning Regulations: This property is within the Single Family Residential (Large Lot) Zone (RS-2). The applicant requests a variance to the City of Nanaimo “ZONING BYLAW 1993 NO. 4000”:

*“Section 6.2.7.4. - Height of Accessory Buildings
The height of an accessory building shall not exceed the maximum height shown in the following table:*

<i>Roof Pitch</i>	<i>Maximum Height</i>
<i>(Less than >6:12)</i>	<i>4.5 metres (14.76 feet)</i>
<i>(Greater than or equal to (≥ 6:12)</i>	<i>5.0 metres (16.4 feet)</i>
<i>(Greater than or equal to (≥ 8:12)</i>	<i>5.5 metres (18.04 feet)</i>

APPEAL NO.: BOV570

Applicant: Mr. Michael Plavetic

Civic address: 5647 Oceanview Terrace

Legal Description: LOT 5, DISTRICT LOT 40, WELLINGTON DISTRICT, PLAN VIP86638

Purpose: The applicant is requesting that the maximum height of a retaining wall and fence be increased from 1.2 metres (3.94 feet) to 3.32 metres (10.89 feet), as shown in the survey provided, in order to permit the recently constructed retaining wall and fence. This represents a fence height variance of 2.12 metres (6.95 feet).

Zoning Regulations: This property is within the Residential Duplex Zone (RM-1). The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000":

"Section 7.1.9.1. – Height of fences

The height of a fence shall not exceed 1.2 metres (3.94 feet) in a front yard."

4. ADJOURNMENT

/pm

ec:

Building Inspection Division

Jeremy Holm, Manager, Planning Section

Scott Mack, Development Approvals Manager, Subdivision Section

Randy Churchill, Manager, Bylaw Regulation & Security, Bylaw Services Section

Bill Corsan, Manager, Real Estate Section

Nancy Peterson, Real Estate Technician, Real Estate Section

David Stewart, Planner, Planning Section

Cam Scott, E-Government / Communications Officer

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