

CITY OF NANAIMO

BOARD OF VARIANCE

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
HELD ON THURSDAY, 2005-FEBRUARY-17TH, IN THE BOARD ROOM,
CITY HALL, 455 WALLACE STREET, NANAIMO, BC**

PRESENT: Roger Richer, Chairperson
Patricia Portsmouth
Dan Hooper
Jerome Howell

STAFF: Jason Carvalho
David Stewart

1. CALL TO ORDER:

The meeting was called to order at 7:02 p.m.

2. MINUTES

MOVED by Patricia Portsmouth, SECONDED by Jerome Howell, that the minutes of the meeting held 2005-January-20th be adopted as circulated.
CARRIED

3. APPEAL: BOV00230

APPLICANT: BC Ltd. 646196

**LOCATION: Legal Description: LOT 1, SECTION 16, RANGE 4,
CRANBERRY DISTRICT, PLAN VIP77113
Civic Address: 1720 Hidden Hills Drive/ 1735 White
Blossom Way**

PURPOSE: The applicant is requesting that the maximum height of a principle dwelling, be increased from 8.25 metres (27.06 feet) to 8.38 metres (27.49 feet), for a duplex under construction. This represents a height variance of 0.13 metres (0.43 feet).

ZONING REGULATIONS:

This property is included in the Residential Duplex Zone (RM-1) and the appeal seeks to vary the following provisions of the "City of Nanaimo Zoning Bylaw 4000":

“Section 7.1.7.1 – Height of Buildings

The height of a principal building shall not exceed the maximum height shown in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
<i>A flat roof (< 4:12)</i>	<i>6.71 metres (22 feet)</i>
<i>A sloped roof (≥ 4:12)*</i>	<i>8.25 metres (27.06 feet)</i>

**for an area of at least 80% of all roof surfaces measured in plan view.”*

DISCUSSION

Mr. Michael Plavetic (3285 Hammond Bay Road) appeared in support of this appeal.

DECISION

MOVED by Patricia Portsmouth, SECONDED by Jerome Howell, that this appeal be **granted**, subject to a building permit being issued within three months (2005-May-17th).

CARRIED.

4. APPEAL: BOV00231

APPLICANT: Jasbir Manhas

LOCATION: Legal Description: LOT 8 DISTRICT LOT 40
WELLINGTON DISTRICT PLAN VIP76305
Civic Address: 5623 Muggies Way

PURPOSE: The applicant is requesting that the front yard setback be reduced from 6 metres (19.69 feet) to 5.9 metres (19.36), for a single family dwelling under construction. This represents a variance of 0.10 metres (0.33 feet).

ZONING REGULATIONS:

This property is included in the Single Family Residential Zone (RS-1) and the appeal seeks to vary the following provisions of the “City of Nanaimo Zoning Bylaw 4000”:

“Section 6.1.6.1- Yard Requirements

A front yard of not less than 6 metres (19.69 feet) shall be provided”

DISCUSSION

Applicant did not appear in support of this appeal.

DECISION

MOVED by Patricia Portsmouth, SECONDED by Dan Hooper, that decision on this appeal be **deferred** until the Board of Variance's next meeting to be held 2005-March-17th, as the applicant was not present at the meeting to explain the application and respond only to questions from the Board.

5. **ATTENDANCE**

It was determined that all members of the Board will be present for the next meeting to be held 2005-March -17th

6. **ADJOURNMENT**

MOVED by Patricia Portsmouth, SECONDED by Jerome Howell, that the meeting be adjourned at 7:12 p.m.

CARRIED.

Roger Richer
Chairperson, Board of Variance

Jason Carvalho
Secretary, Board of Variance

ec Planning and Development Department
 Building Inspection Department
 Bylaw Services Department
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