

**BOARD OF VARIANCE MEETING  
TO BE HELD IN THE BOARD ROOM OF CITY HALL,  
THURSDAY, DECEMBER 16<sup>TH</sup>, 2004 AT 7:00 P.M.,  
455 WALLACE STREET, NANAIMO, B.C.**

**AGENDA**

1. Adoption of Minutes of the Board of Variance Meeting held 2004-November-18<sup>th</sup>.

2. **APPEAL:** **BOV00224**

**APPLICANT:** **Eli Kekich / Troy Heringa**

**LOCATION:** **Legal Description:** LOT 68, SECTION 15A,  
WELLINGTON DISTRICT, PLAN 33755  
**Civic Address:** **570 Cumberland Place**

**PURPOSE:** The applicant is requesting that:

1. The front yard setback requirement be reduced from 6 metres (19.69 feet) to 2.29 metres (7.52 feet);
2. The maximum height requirement be increased from 8.25 metres (27.06 feet) to 9.25 metres (30.34 feet);

in order to construct a single family dwelling. This represents a setback variance of 3.71 metres (12.17 feet) and a height of building variance of 1 metre (3.28 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"*

*"Section 6.1.7.1. – 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 sloped roof (&gt; than 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."*

Attachments to each appeal include:

- application form
- certificate of title
- letter from applicant
- detailed plans
- list of properties notified

pc      B.N. Mehaffey, General Manager, Development Services Department  
         D. Lindsay, Manager, Planning Division, DSD  
         M. Pilcher Subdivision/Planning Technician, DSD  
         P. Murphy, Manager, Property Services Manager, DSD  
         R. Topliffe, Supervisor, Building Inspection Division, DSD  
         G. Trimmer, Engineering Liaison/Support Technician, Engineering & Environmental Division, DSD  
         J. Holm, Planner, DSD  
         D. Stewart, Planning Technician  
         P.Thorkelsson  
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