

**BOARD OF VARIANCE MEETING
TO BE HELD IN THE BOARD ROOM OF CITY HALL,
THURSDAY, MARCH 18TH, 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-February-19th.

2. **APPEAL:** **BOV00172**

APPLICANT: **Rocky Creek Holdings Ltd. (Ted Chappell)**

LOCATION: **Legal Description:** LOT 14, BLOCK 8, SECTION 1, NANAIMO DISTRICT, PLAN 1555
Civic Address: **642 Railway Avenue**

PURPOSE: The applicant is requesting that the side yard setback requirement be reduced from 1.5 meters (4.92 feet) to 1.4 meters (4.59 feet) for a duplex under construction. This represents a variance of .1 metres (.33 feet).

ZONING REGULATIONS:

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

"Section 7.1.6 2 – Yard Requirements

Side yards of not less than 1.5 metres (4.92 feet) shall be provided."

3. **APPEAL:** **BOV00173**

APPLICANT: **Derek Edward Sims**

LOCATION: **Legal Description:** LOT 10 SECTION 16
RANGE 4 CRANBERRY DISTRICT PLAN
VIP75515
Civic Address: **1771 Harvest Place**

PURPOSE: The applicant is requesting that the rear yard setback requirement be reduced from 7.5 metres (24.60 feet) to 7.4 metres (24.27 feet) for a single family dwelling under construction. This represents a variance of .1 metres (.33 feet).

ZONING REGULATIONS:

This property is included in the Single Family Residential (Large lot) Zone (RS-2) and the appeal seeks to vary the following provisions of “City of Nanaimo Zoning Bylaw 4000”:

*“Section 6.2.6.3. – Yard Requirements
A rear yard of not less than 7.5 metres (24.60 feet) shall be provided for a principal building.”*

4. **APPEAL:** **BOV00174**
- APPLICANT:** **Dueck General Contracting**
- LOCATION:** **Legal Description:** LOT 4, DISTRICT LOT 53,
 PLAN VIP76210, WELLINGTON DISTRICT
 Civic Address: **6514 Gerke Place**

PURPOSE: The applicant is requesting that the the maximum height requirement be increased from 8.25 metres (27.06 feet) to 8.38 metres (27.49 feet), for a single family dwelling under construction. This represents a height variance of .13 metres (.43 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 “City of Nanaimo Zoning Bylaw 4000”:

*“Section 6.1.7.1. – Height of Buildings
The height of a principal building shall not exceed 8.25 metres (27.06 feet).”*

<i>Roof Pitch</i>	<i>Maximum Height</i>
<i>A sloped roof (> 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.”*

5. **APPEAL:** **BOV00175**

APPLICANT: **The Brad Harley Construction Company Inc.**

LOCATION: **Legal Description:** LOT 5, DISTRICT LOT 38,
WELLINGTON DISTRICT, PLAN VIP75256
Civic Address: **5470 Ventura Drive**

PURPOSE: The applicant is requesting that the maximum height requirement be increased from 8.25 metres (27.06 feet) to 9.25 metres (30.34 feet), for a single family dwelling under construction. This represents a height variance of 1.0 metres (3.28 feet).

ZONING REGULATIONS:

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

"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 (> 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

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