

**BOARD OF VARIANCE MEETING
TO BE HELD IN THE BOARD ROOM OF CITY HALL,
THURSDAY, FEBRUARY-19TH, 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-January-15th.

2. **APPEAL:** **BOV00168**

APPLICANT: **Brent and Martina Kardashinski**

LOCATION: **Legal Description:** LOT 32, DISTRICT LOT 42,
WELLINGTON DISTRICT, PLAN VIP63949

Civic Address: **5378 Leslie Crescent**

PURPOSE: The applicant is requesting that the side yard setback requirement be reduced from 1.5 meters (4.92 feet) to .13 meters (.43 feet) in order to construct an open deck and carport. This represents a variance of 1.37 metres (4.49 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 6.1.6 2 – Yard Requirements

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

3. **APPEAL:** **BOV00169**

APPLICANT: **Brooks and Barbara Allisen**

LOCATION: **Legal Description:** LOT 7, DISTRICT LOT 55,
WELLINGTON DISTRICT, PLAN VIP69605

Civic Address: **4178 Gulfview Drive**

PURPOSE: The applicant is requesting that:

1. the front yard setback requirement be reduced from 6 metres (19.69 feet) to 3.75 metres (12.31 feet);
 2. and that the height requirement for a single family dwelling be increased from 5 metres (16.4 feet) to 5.59 metres (18.34 feet);
- in order to construct a single family dwelling. This represents a front yard setback variance of 2.25 metres (7.38 feet) and a height requirement variance of .59 metres (1.94 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 6.1.6.1. – Yard Requirements

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

"Section 6.1.7.3. – Height of Buildings

Notwithstanding Subsection 6.1.7.1. and 6.1.7.2., on lots less than 1,666.66 square metres (17,940.36 square feet) the height of a principal dwelling may also be measured from curb level of the highest street abutting the property as outlined in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
<i>A sloped roof (> than 4:12)*</i>	<i>5 metres (16.4 feet)</i>

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

4. APPEAL: BOV00170

APPLICANT: Dixie and Dietmar Reinkober

LOCATION: Legal Description: AMENDED LOT 1 (DD 72596-N), BLOCK 17, DISTRICT LOT 96-G, NANAIMO DISTRICT, PLAN 2039

Civic Address: 691 Begbie Street

PURPOSE: The applicant is requesting that the the flanking side yard setback requirement be reduced from 4 metres (13.12 feet) to 2.13 metres (6.99 feet), in order to construct an accessory building. This represents a variance of 1.87 metres (6.13 feet).

ZONING REGULATIONS:

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

"Section 6.1.6.2. – Yard Requirements

Side yards of not less than 1.5 metres (4.92 feet) for each side yard shall be provided. In the case of a corner lot, the side yard adjoining the flanking street shall not be less than 4 metres (13.12 feet)."

5. APPEAL: BOV00171

APPLICANT: Shawn Hoitsma and Calvin Paley

LOCATION: Legal Description: LOT 2, BLOCK 1, SECTION 1
5, WELLINGTON DISTRICT, PLAN 419

Civic Address: 2910 Robson Road

PURPOSE: The applicant is requesting that the maximum height requirement be increased from 8.25 metres (27.06 feet) to 8.73 metres (28.64 feet), for a single family dwelling under construction. This represents a height variance of .48 metres (1.58 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

<g/devplan/files/legis/3720/bovafeb2004>