

**BOARD OF VARIANCE MEETING
TO BE HELD IN THE BOARD ROOM OF CITY HALL,
THURSDAY, JANUARY 15TH, 2004 AT 7:00 P.M.,
455 WALLACE STREET, NANAIMO, B.C.**

AGENDA

1. Adoption of Minutes of the Board of Variance Meeting held 2003-December-18th.

2. **APPEAL:** **BOV00166**

APPLICANT: Arthur and Laurel Henderson

LOCATION: **Legal Description:** LOT A, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 40772
Civic Address: 2283 Ashlee Road

PURPOSE: The applicant is requesting that the front yard setback requirement be reduced from 6.0 meters (19.69 feet) to 4.26 metres (13.98 feet), for an accessory building under construction. This represents a variance of 1.74 metres (5.71 feet).

ZONING REGULATIONS:

This property is zoned Single Family Mobile Home Residential Zone (RS-3), and the appeal seeks to vary the following provisions of "City of Nanaimo Zoning Bylaw 4000":

*"Section 6.3.5.1. – Yard Requirements
A front yard of not less than 6 metres (19.69 feet) shall be provided."*

3. **APPEAL:** **BOV00167**

APPLICANT: Louis and Lucille Chrystian

LOCATION: **Legal Description:** LOT 14, SECTION 19, RANGE 5, MOUNTAIN DISTRICT, PLAN 22499
Civic Address: 2342 Pheasant Terrace

PURPOSE: The applicant is requesting that:

1. the flanking side yard setback requirement be reduced from 4 metres (13.12 feet) to 1.83 metres (6.0 feet);
2. and that the maximum size of an accessory building be increased from 70 square metres (753.5 square feet) to 76.32 square metres (821.5 square feet);

in order to permit an existing accessory building (storage shed). This represents a flanking side yard setback variance of 2.17 metres (7.12 feet) and a gross floor area variance of 6.32 square metres (68 square 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 5.5.5 – Accessory Buildings and Structures

The sum total of all accessory buildings on a lot zoned single family residential shall not exceed a gross floor area of 70 square metres (753.5 square feet)."

"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)."

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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