

CITY OF NANAIMO

BOARD OF VARIANCE

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
HELD ON THURSDAY, 2003-JANUARY-16th, IN THE BOARD ROOM, CITY
HALL, 455 WALLACE STREET, NANAIMO, BC**

PRESENT: Joy Cameron, Acting Chairperson,
Dan Hooper
Pat Portsmouth
Jerome Howell

STAFF: Maureen Pilcher

1. CALL TO ORDER:

The meeting was called to order at 7:00 p.m.

2. APPEAL: *BOV00119*

APPLICANT: Gregory and Tara Martin

LOCATION: **Legal Description:** Parcel A (DD43020N) of Lot 6,
Block 1, Section 1, Nanaimo District, Plan 1016
Civic Address: **250 Harvey Street**

PURPOSE: The applicant is requesting that the side yard setback requirement be reduced from 1.5 metres (4.92 feet) to 1.35 metres (4.42 feet), and that the front yard setback requirement be reduced from 6.0 metres (19.69 feet) to 4.44 metres (14.56 feet), in order to reconstruct a non-conforming carport addition to a single family dwelling. This represents a side yard setback variance of 0.15 metres (0.49 feet), and a front yard setback variance of 1.56 metres (5.11 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 – Yard Requirements

6.1.6.2 -Side yards of not less than 1.5 metres (4.92 feet) for each side yard shall be provided.

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

DISCUSSION

Mr. Gregory Martin appeared in support of this appeal.

DECISION

MOVED by Dan Hooper, SECONDED by Patricia Portsmouth, that this appeal be **granted**, subject to a building permit being issued within three months (2003-April-16th).

CARRIED.

3 APPEAL: BOV00120

APPLICANT: Yolande Knowles (Berthelette)

LOCATION: Legal Description: The easterly ½ of Lot 1, Block D, Section 1, Nanaimo District, Plan 584
Civic Address: 810 Robins Street

PURPOSE: The applicant is requesting that the size limitation for an accessory building be increased from 70 square metres (753 square feet) to 87 square metres (936 square feet), and that the maximum lot coverage be increased from 40% to 43.5%, in order to construct an accessory building. This represents a variance of 17 square metres (183 square feet) of accessory building size and an increase of 3.5% in lot coverage.

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 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 6.1.5 – Lot Coverage

The maximum lot coverage shall not exceed 40% of the lot area."

DISCUSSION

Ms. Yolande Knowles (Berthelette) appeared in support of this appeal.

DECISION

MOVED by Patricia Portsmouth, that this appeal be denied. This motion was not seconded, and therefore, failed.

MOVED by Dan Hooper, SECONDED by Jerome Howell, that this appeal be **granted**, subject to a building permit being issued within three months (2003-April-16th).

CARRIED.

4. MINUTES

MOVED by Patricia Portsmouth, SECONDED by Dan Hooper that the minutes of the meeting held 2002-December-19th be adopted as circulated.

CARRIED

5. ADJOURNMENT

MOVED by Dan Hooper, SECONDED by Patricia Portsmouth that the meeting be adjourned at 7:30 p.m.

CARRIED.

Roger Richer,
Chairperson, Board of Variance

Maureen Pilcher,
Secretary, Board of Variance

pc B.N. Mehaffey, General Manager, Development Services Department
D. Lindsay, Manager, Planning Division, Development Services Department
C. Sholberg, Land Use Regulations Planner, Development Services Department
T. Seward, Manager, Building Inspection Division,
R. Topliffe, Building Inspection Division
T. Neil, Engineering Division, Development Services Department.

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