



AGENDA
BOARD OF VARIANCE MEETING

January 7, 2021, 4:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE BOARD OF VARIANCE TO ORDER:**

[Note: This meeting will be live streamed and video recorded for the public.]

2. **INTRODUCTION OF LATE ITEMS:**

3. **ADOPTION OF AGENDA:**

4. **ADOPTION OF MINUTES:**

3 - 4

Minutes of the Open Board of Variance Meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2020-DEC-17, at 4:00 p.m.

5. **PRESENTATIONS:**

a. **Board of Variance No. BOV744 - 5324 Kenwill Drive**

5 - 11

Legal description: Lot 99, District Lot 32, Wellington District, Plan VIP53577

The applicant is requesting a variance to locate a heat pump between the front of the principal building and the nearest front lot line.

Zoning Bylaw No. 4500 requires that a heat pump or central air conditioning unit be located to the rear or side of a principal building.

b. **Board of Variance No. BOV745 - 2198 Departure Bay Road**

12 - 23

Legal description: Lot 220, Section 1, Nanaimo District , Plan 18900

The applicant is requesting a variance to allow a fence height of up to 2.0m within the front yard setback and within the required 7m setback for visibility at intersections.

c. Board of Variance No. BOV746 - 30 Mt. Benson Street

24 - 29

Legal description: Parcel B (Being a Consolidation of Lots 15 and 16, See CA8249741), Block 4, Newcastle Townsite, Section 1, Nanaimo District, Plan 584

The applicant is requesting a front yard setback of 5.05m and a north side yard setback of 2.14m in order to renovate an existing non-conforming building and increase its height by approximately 1m. This represents front and side yard setback variances of 0.95m and 0.86m respectively.

Zoning Bylaw No. 4500 requires a minimum front yard setback of 6m and a minimum side yard setback of 3m in the R8 zone.

6. OTHER BUSINESS:

7. ADJOURNMENT:

MINUTES
BOARD OF VARIANCE MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-DEC-17 AT 4:00 P.M.

PRESENT: Members: Jessica Kaman, Chair, At Large Member
 Nelson Allen, At Large Member
 Allan Dick, At Large Member (joined electronically)
 Daryoush Firouzli, At Large Member (joined electronically)
 Kenneth Hample, At Large Member (joined electronically)

 Staff: L. Stevenson, Planner
 K. Berke, Recording Secretary

1. CALL THE BOARD OF VARIANCE COMMITTEE MEETING TO ORDER:

The Open Board of Variance Meeting was called to order at 4:06 p.m.

2. INTRODUCTION OF LATE ITEMS:

 (a) Agenda Item 5(a) Board of Variance Application No. BOV743 – 655 Franklyn Street - Add an email from an adjacent property owner who is in support of the variance.

3. ADOPTION OF AGENDA:

 It was moved and seconded that the Agenda be adopted as amended. The motion carried unanimously.

4. ADOPTION OF MINUTES:

 It was moved and seconded that the Minutes of the Board of Variance Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, 2020-NOV-19, be adopted as circulated. The motion carried unanimously.

5. PRESENTATIONS:

 (a) Board of Variance No. BOV743 – 655 Franklyn Street

 The Chair read the application requesting a side yard setback of 0.5m in order to raise an existing, non-conforming single residential dwelling. This represents a side yard setback variance of 1.0m. Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R14 zone.

Keene Anderson, from GreenPlan, acting on behalf of the owners, spoke to the rationale for the application. He stated that he met with the owners to explore putting in a secondary suite in their existing basement. He determined the basement ceiling height would be too low to meet the BC Building Code and that the building would need to be raised. He also recognized that the placement of the current building (the foundation) doesn't meet current bylaw setbacks. He requested a survey be completed to determine the exact location of the foundation. He stated that this is the homeowners first step in updating their existing home. He also added that if the variance were approved, the building permit and construction process would address the other legal non-conforming construction as it exists today such as spatial and fire separations. If the variance isn't approved it will be too costly for the homeowners to construct a new foundation.

Discussion took place regarding:

- The proposed deck in the rear and whether it will meet setbacks
- The variance only being in regards to the house being raised and keeping the existing foundation
- The roofline/gutterline and how it sits in relation to the property line
- The bedrooms being on that side of the house and adjacent to the lane way
- Whether the upper floor is remaining as is
- Whether all safety separations will be addressed in the building permit
- Whether a building permit had been applied for and that the complete design and structure hasn't been approved by the City yet
- The owners will be applying for a building permit if the variance is approved and at that point the concerns of fire separations and limiting distance will be dealt with

It was moved and seconded that application BOV743 for 655 Franklyn Street to vary the provisions of "City of Nanaimo Zoning Bylaw No. 4500" to reduce the side yard setback from 1.5m to 0.5m in order to raise an existing, non-conforming single residential dwelling be approved. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 4:21 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY



COMMUNITY DEVELOPMENT
BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2021-JAN-07, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

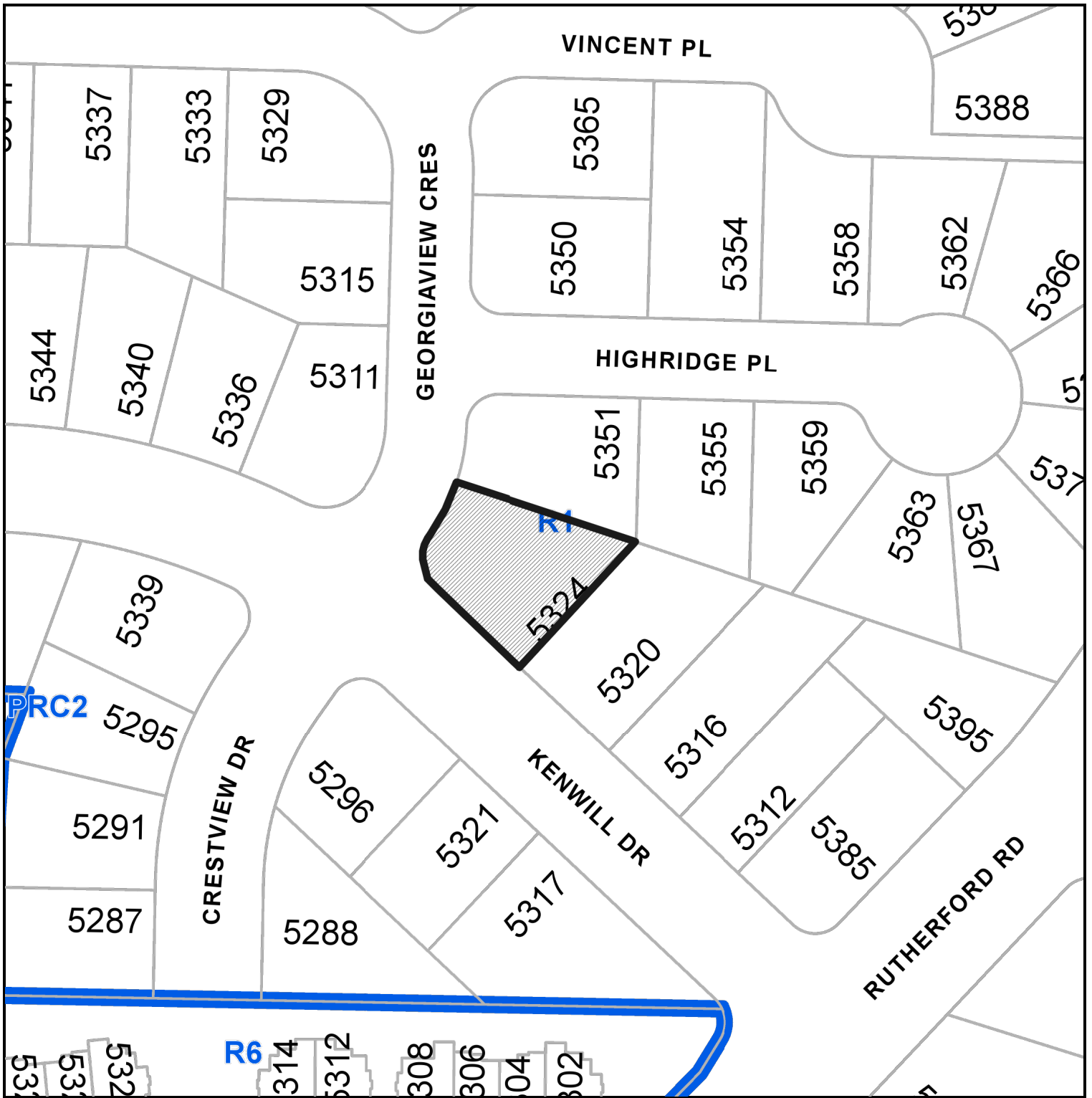
- APPEAL NO:** BOV00744
- Applicant:** SCOTT PARKER AND JAIME CHECKLEY
- Civic Address:** 5324 KENWILL DRIVE
- Legal Description:** LOT 99, DISTRICT LOT 32, WELLINGTON DISTRICT, PLAN VIP53577
- Purpose:** Zoning Bylaw No. 4500 requires that a heat pump or central air conditioning unit be located to the rear or side of a principal building. The applicant is requesting a variance to locate a heat pump between the front of the principal building and the nearest front lot line.
- Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the "City of Nanaimo Zoning Bylaw No. 4500":
- Section 6.5.2 – Projections into Yards*
Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units shall not be located between the front face of a principal building and the nearest front lot line, and shall not be closer than 4.5m to side lot lines or closer than 3m to rear lot lines. Heat pumps and central air conditioning units shall be screened from view from streets.

You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land. If you deem your property is affected by the proposed variance, you will be given opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing or pre-register to attend via Zoom. In-person attendance will not be permitted at this time.

WRITTEN SUBMISSION: To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., January 7th, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4220).

ATTEND VIA ZOOM: To attend electronically as a delegation, you must register no later than 11:00 a.m., January 4th, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4220).

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00744



Subject Property

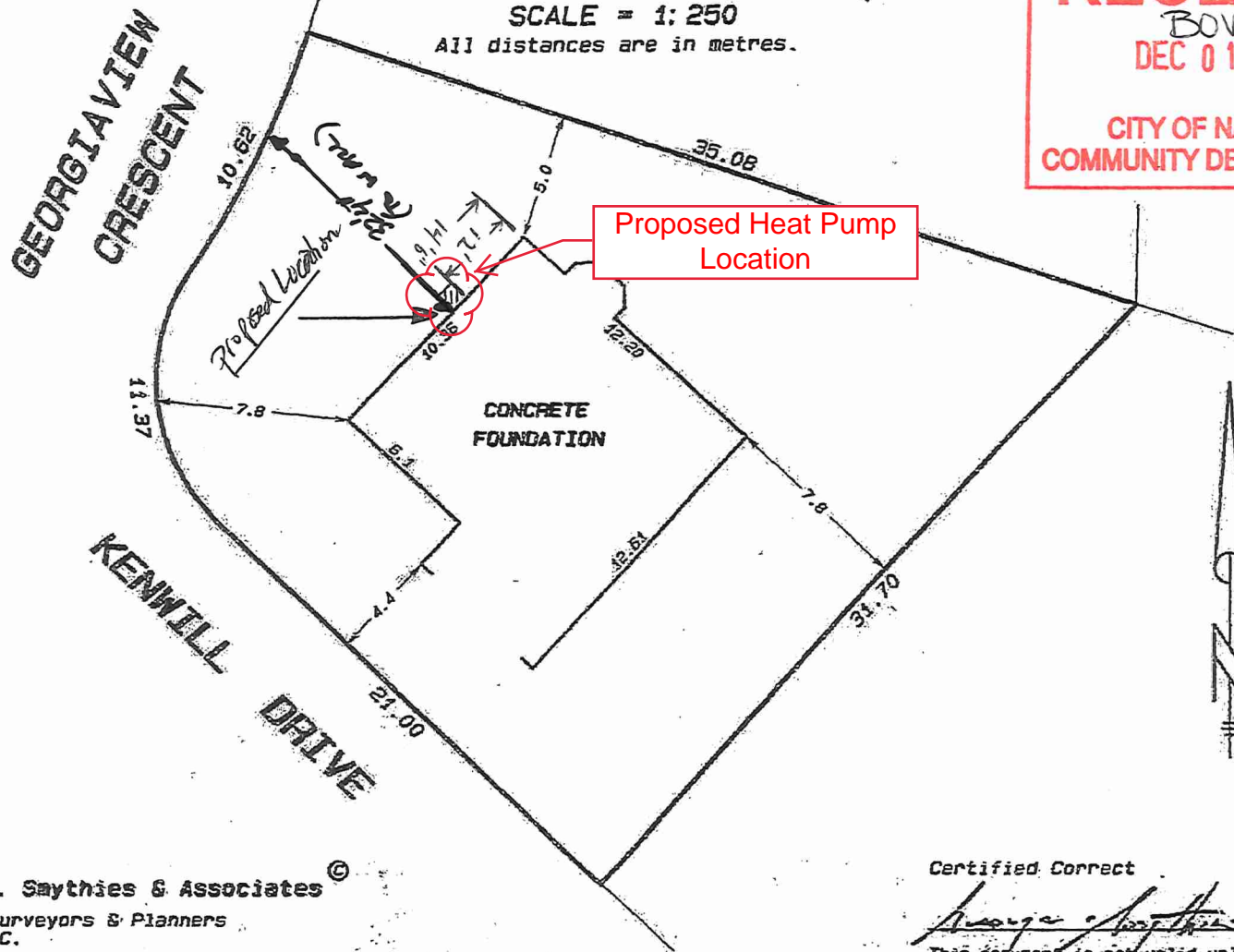
CIVIC: 5324 KENWILL DRIVE

LEGAL: LOT 99, DISTRICT LOT 32, WELLINGTON DISTRICT, PLAN VIP53577

**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION
OF FOUNDATION ON LOT 99, PLAN VIP53577.
DISTRICT LOT 32, WELLINGTON DISTRICT.**

SCALE = 1:250
All distances are in metres.

RECEIVED
B0V744
DEC 01 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT



Charles O. Smythies & Associates ©
B.C. Land Surveyors & Planners
Nanaimo, B.C.
Date: May 01, 1996.

File: KL-32-GEN

Certified Correct
George Smythies B.C.L.S.
This document is not valid unless
originally signed and sealed.

5324 Kenwill Drive

To Whom it may concern,

I would like to be able to put a Heat Pump or A/C unit at the side of my house facing Georgiaview Crescent.

Please note that although the civic address & access for my driveway are both on Kenwill, the city has designated Georgiaview as my front side.

I have summarized a few items for your consideration;

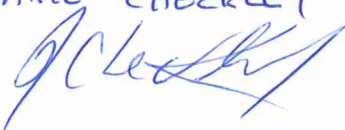
- I am on a corner lot and the distance between the proposed location and another residence is much greater than if it were located at the rear of the property.
- If the unit was located at either the rear or back of my property, the unit would be closer to both neighboring houses- 5320 Kenwill, 5351 Highridge (which would be right by their bedroom).
- The elevation of my house is higher than the closest house across the street (5311 Georgiaview), Any noise would travel over this property
- Additionally, the Heat Pump or A/C unit would be hidden from view because of my fence (please see the included picture of the "side" of my house).

I have included a Satellite photo from the City's website to show the location of the neighboring houses to support the shared information

Thank you for your consideration

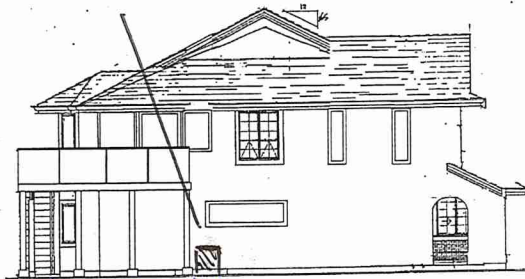


Scott Parker
5324 Kenwill Drive
Nanaimo BC

JANE CHECKLEY




Proposed Location

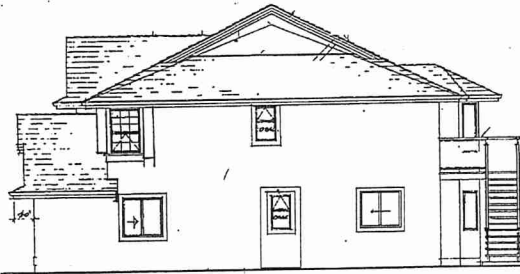


12'
14'6"

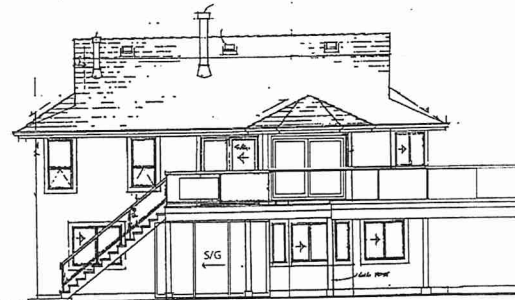
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS

RECEIVED
BOV744
Current Planning
NOV 12 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

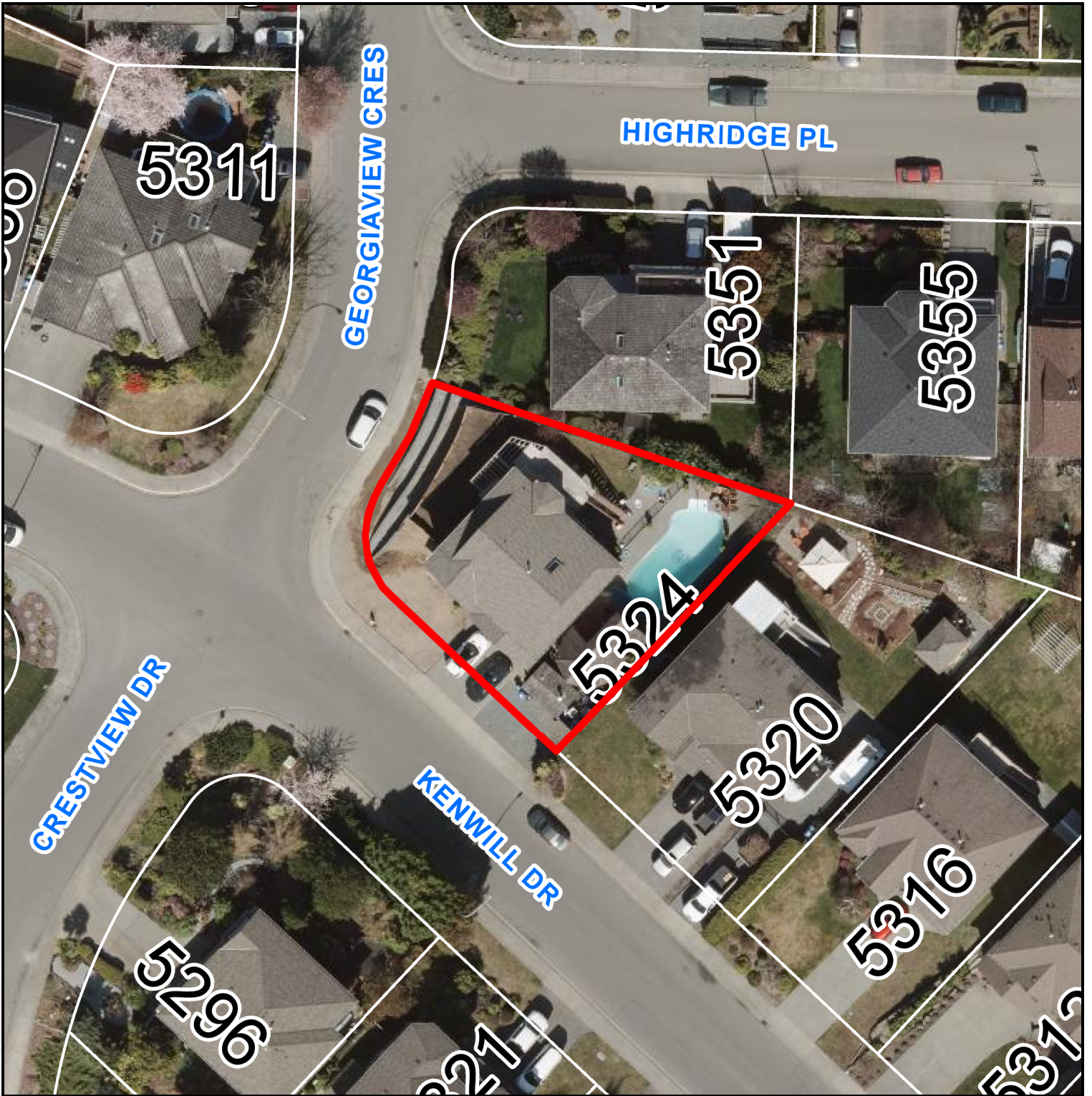
HOME PLANS BY ALI REACH	DESCRIPTION: 5324 Kenwill Dr Nanaimo BC CANADA	DATE: June 19, 2019	A-4
		PREPARED BY: Ali Reagh	

Proposed
Location



RECEIVED
BOV 744
Current Planning
NOV 12 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

AERIAL PHOTO



BOARD OF VARIANCE NO. BOV00744

 5324 KENWILL DRIVE



COMMUNITY DEVELOPMENT
BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2021-JAN-07, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00745

Applicants: CONSTANCE AND MELVIN CRUM

Civic Address: 2198 DEPARTURE BAY ROAD

Legal Description: LOT 220, SECTION 1, NANAIMO DISTRICT , PLAN 18900

Purpose: The applicant is requesting a variance to allow a fence height of up to 2.0m within the front yard setback and within the required 7m setback for visibility at intersections.

Zoning Regulations: Single Dwelling Residential – R1. The applicant requests a variance to the "City of Nanaimo Zoning Bylaw No. 4500":

Section 6.9.1 – Visibility At Intersections

Where two streets intersect, there shall be no obstruction to the line of vision between 1.2m and 3m within an area bounded by the centre line of intersecting lot lines and a line joining each of the lot lines 7m from their point of intersection (see attached excerpt on Page 2).

Section 6.10.2 – Fence Height

The maximum height of a fence within the front yard shall not exceed 1.2m in height in the R1 zone.

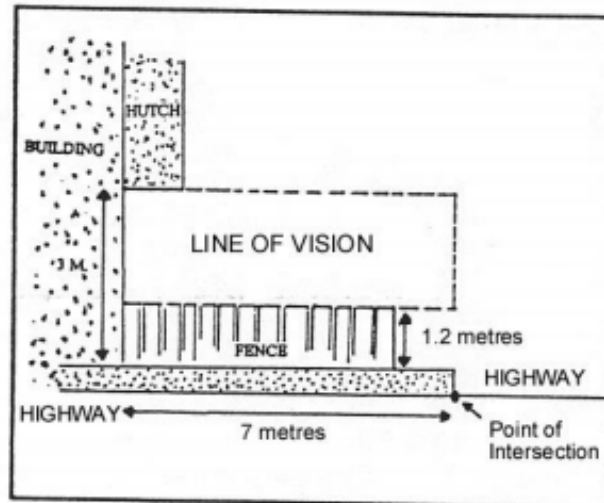
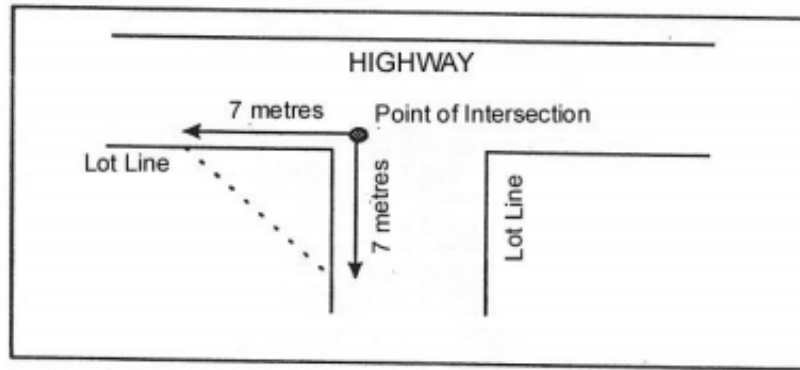
You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land. If you deem your property is affected by the proposed variance, you will be given opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing or pre-register to attend via Zoom. In-person attendance will not be permitted at this time.

WRITTEN SUBMISSION: To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., January 7th, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4220).

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6.9 VISIBILITY AT INTERSECTIONS

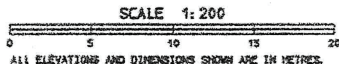
- 6.9.1. Where two streets intersect, there shall be no obstruction to the line of vision between 1.2m and 3m within an area bounded by the centre line of intersecting lot lines and a line joining each of the lot lines 7m from their point of intersection. (4500.073; 2015-MAR-16)



This is an enlargement.

BRITISH COLUMBIA LAND SURVEYOR'S
SKETCH PLAN
LEGAL DESCRIPTION :

LOT 220, PLAN 18900,
SECTION 1, NANAIMO DISTRICT

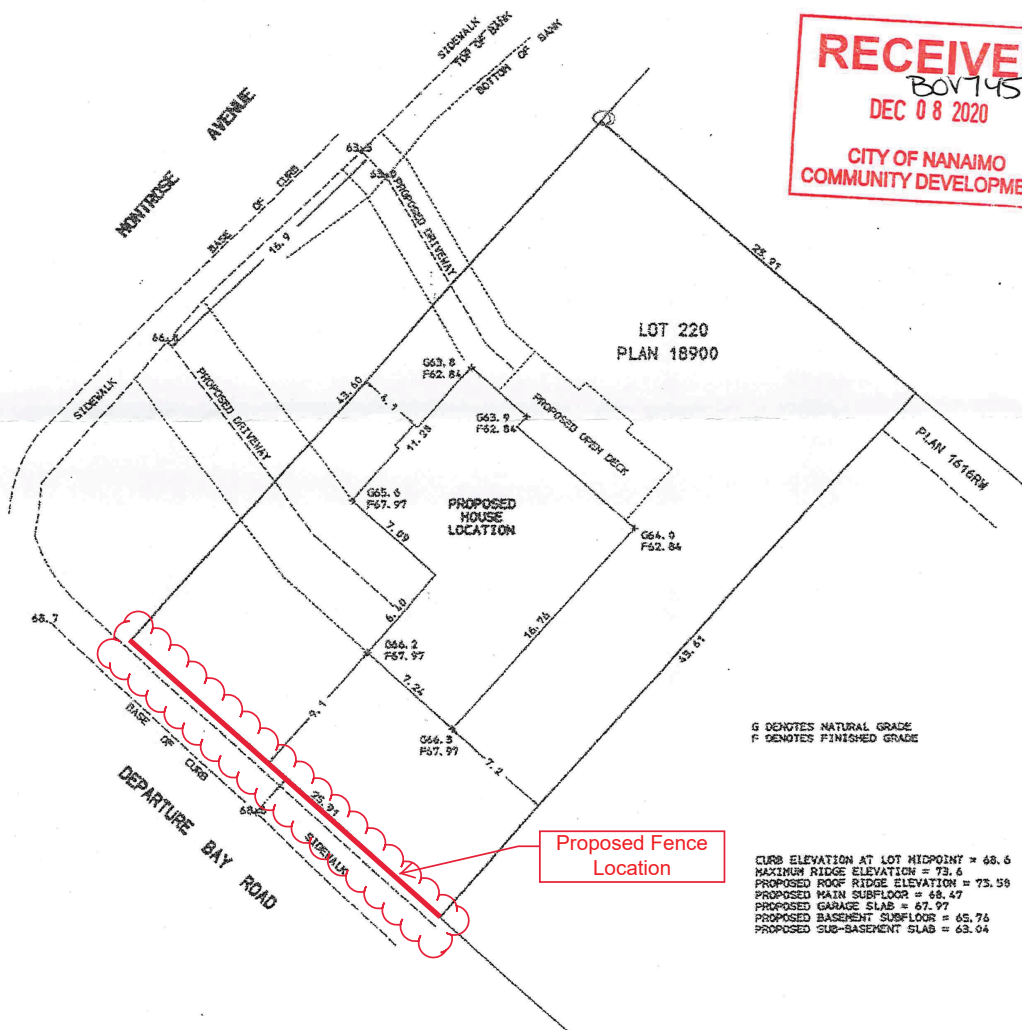


NOTE:
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
BEARINGS ARE DERIVED FROM PLAN V1P48075
CIVIC : 2198 DEPARTURE BAY ROAD
ZONING = R51

ELEVATIONS ARE TAKEN AT NATURAL GRADE
ELEVATION *65.6* EXTRAPOLATED (IN FILL AREA)



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BOV 145
DEC 08 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT



G DENOTES NATURAL GRADE
F DENOTES FINISHED GRADE

CURB ELEVATION AT LOT MIDPOINT = 68.6
MAXIMUM RIDGE ELEVATION = 73.6
PROPOSED ROOF RIDGE ELEVATION = 73.58
PROPOSED MAIN SUBFLOOR = 68.47
PROPOSED GARAGE SLAB = 67.97
PROPOSED BASEMENT SUBFLOOR = 65.76
PROPOSED SUB-BASEMENT SLAB = 63.04

THIS DOCUMENT PREPARED FOR
PETER HO

LEIGH A. MILLAN
BRITISH COLUMBIA
LAND SURVEYOR
CANADA LANDS SURVEYOR

SUITE NUMBER 102
170 WALLACE STREET
NANAIMO, B. C.
V9R-5B1 (250) 753-9181

FILE NO. 210
F. B. NO. 100SELEAF COMP. FILE LAB1C.42E

NOTE TO CITY OF NANAIMO BUILDING INSPECTION DEPARTMENT
WE HAVE BEEN RETAINED TO PROVIDE BUILDING LAYOUT
AND RELATED SURVEY SERVICES FOR THIS PROJECT.

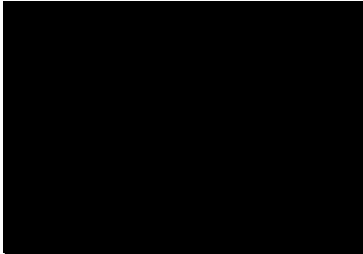
CERTIFIED CORRECT

DATE : FEBRUARY 01, 2007

[Signature] SCLS, CLS
©2006

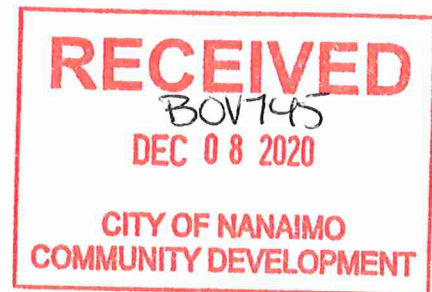
Constance and Melvin Crum

2198 Departure Bay Road



December 8, 2020.

Board of Variance, City of Nanaimo
Nanaimo, BC



Dear Board of Variance:

Our house is located on Departure Bay Road, where there is almost constant traffic (including many buses, trucks and motorcycles) on 4 lanes. The main entrance and main floor of our house is close to street level; we find it very noisy and stressful. The noise and busy-ness make it difficult to enjoy being outside gardening, talking or even getting into and out of the car! It's hard even to greet visitors or to say goodbye to them because of the traffic noise. It is particularly noisy due to vehicles braking and accelerating, at the traffic light, at the corner of Departure Bay Road and Montrose Avenue.

We'd like to build a 2 metre high fence inside our property line on Departure Bay Road, along the whole of our lot line bordering Departure Bay Road, to reduce the noise and give us some privacy from the large volume of traffic.

The variances we are requesting are:

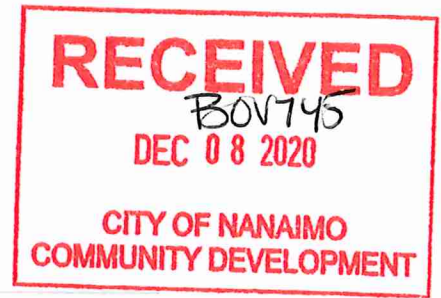
1. Section 6.10 Fence Height. Increase allowable fence height to 2 metres. (The hardship with the height bylaw is that a 1.2 metre high fence is not high enough to help block the sound or sight of the constant traffic).
2. Section 6.9 Visibility at Intersections. Please waive the requirement for a 7 metre distance from the corner, reduction in height. (The hardship of this bylaw is that, although we are located on a "corner" and this rule applies to us, the road right of way is greater than 11 metres from Montrose Avenue to our lot. Our proposed fence would meet the intent of the bylaw, to not obstruct the visibility of the road. Please see the document titled "Aerial View").

Thank you very much.

Yours truly,

Two handwritten signatures in black ink. The first signature appears to be "C. Crum" and the second appears to be "M. Crum".

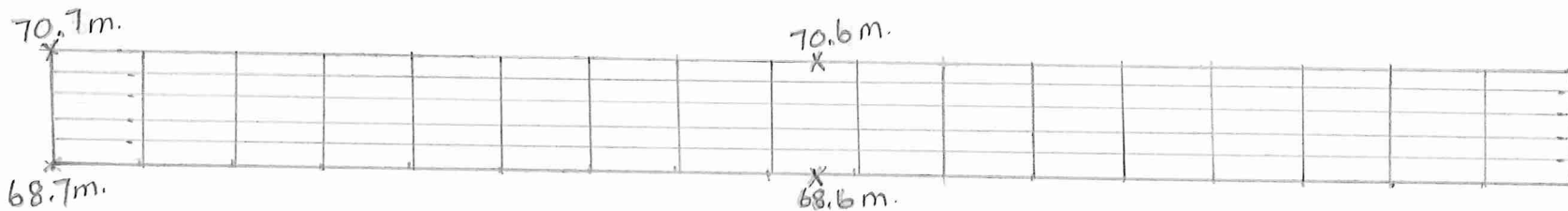
Constance and Melvin Crum



ELEVATION DRAWING

PROPOSED FENCE, 2198 DEPARTURE BAY ROAD

NANAIMO, B.C.



DEPARTURE BAY ROAD



Montrose Ave.

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B0745
DEC 08 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT



Departure Bay



2186 Departure Bay Rd.

Dr. Derek C.
Dr. Rebecca M.

RECEIVED
B0745
DEC 08 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT



RECEIVED
BOV 145
DEC 03 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

Constance and Melvin Crum
2198 Departure Bay Road



December 1, 2020

Dear Neighbour

We, Connie and Mel Crum, have applied to the Board of Variance, to be allowed to build a 2 metre high fence at the front of our property along Departure Bay Road (instead of 1.2 metres which is the bylaw). It would replace the existing hedge. We are hoping to block some of the traffic noise and have some privacy from all the vehicles going by.

The City might send out a notice about our application. We're asking you to support us, please! Would you be willing to sign saying you have no objections to our application?

Thank you in advance.

Sincerely

Mel Crum
C. Crum

Connie and Mel Crum



We, the undersigned, support this application.

O = owner
T = tenant

NAME	ADDRESS	SIGNATURE
Derek Chase	2186 Departure Bay Rd Nanaimo, BC	Derek Chase
Tim Burley	2212 DEPARTURE BAY RD NANAIMO B.C.	[Signature]
SHILINA PREMJI	2485 + 2195 Departure Bay Rd Nanaimo BC	[Signature]
Howard Jamieson	295 Cilaire Drive Nanaimo, BC	H. Jamieson

Constance and Melvin Crum
2198 Departure Bay Road



December 1, 2020

Dear Neighbour

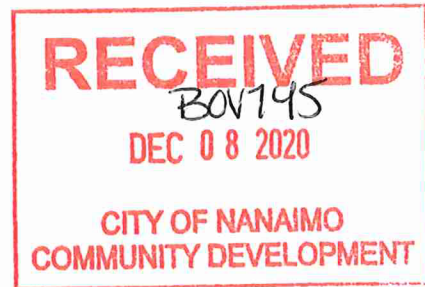
We, Connie and Mel Crum, have applied to the Board of Variance, to be allowed to build a 2 metre high fence at the front of our property along Departure Bay Road (instead of 1.2 metres which is the bylaw). It would replace the existing hedge. We are hoping to block some of the traffic noise and have some privacy from all the vehicles going by.

The City might send out a notice about our application. We're asking you to support us, please! Would you be willing to sign saying you have no objections to our application?

Thank you in advance.

Sincerely

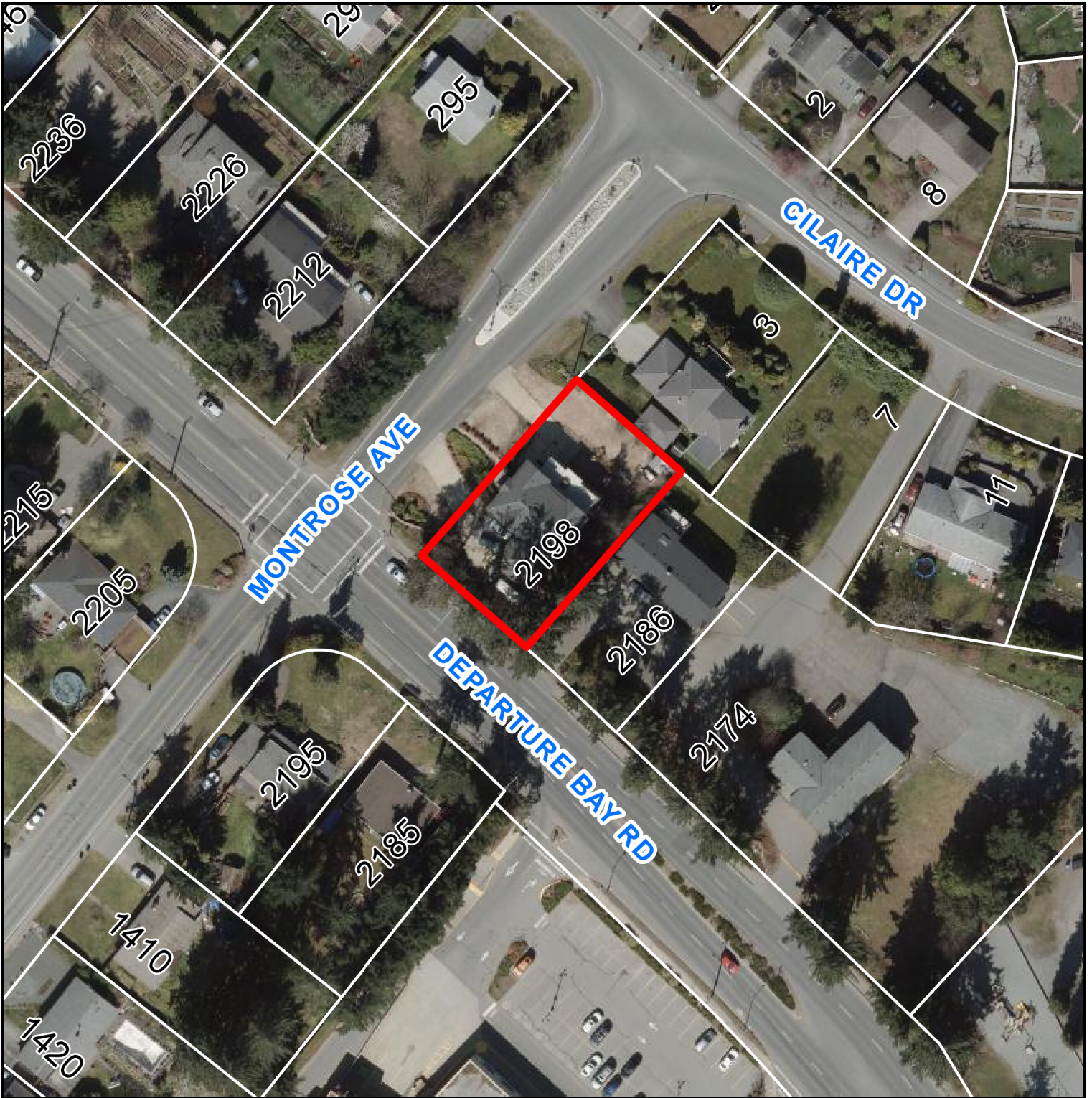
Connie and Mel Crum



We, the undersigned, support this application.

NAME	ADDRESS	SIGNATURE	PHONE
Tony Hoffman	C 2212 Departure Bay Road Nanaimo BC		
Jaime Sands	2212 13 Departure Bay Rd.		
Kari Gauthier	2185 Departure Bay V		
GAIL DENNISON	286 DEPARTURE BAY RD		
GAIL POTVIN	2195 Departure Bay Rd.		
David Cheng	3 cilaire		

AERIAL PHOTO



BOARD OF VARIANCE NO. BOV00745

 2198 DEPARTURE BAY ROAD



COMMUNITY DEVELOPMENT
BOARD OF VARIANCE

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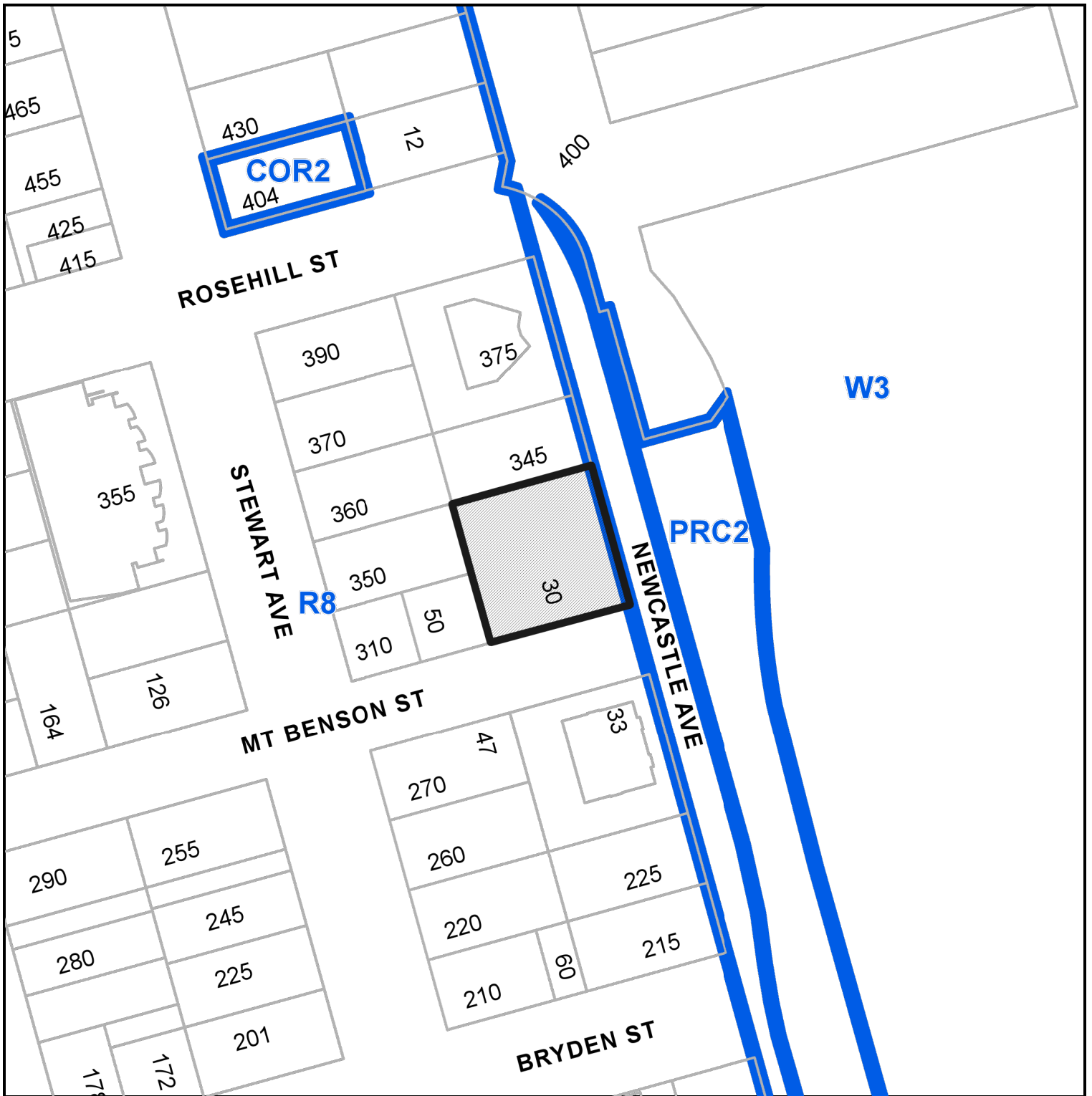
- APPEAL NO:** BOV00746
- Applicants:** D ROBINSON HOLDINGS LTD.
- Civic Address:** 30 MT BENSON STREET
- Legal Description:** PARCEL B (BEING A CONSOLIDATION OF LOTS 15 AND 16, SEE CA8249741), BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584
- Purpose:** Zoning Bylaw No. 4500 requires a minimum front yard setback of 6m and a minimum side yard setback of 3m in the R8 zone. In order to renovate an existing non-conforming building and increase its height by approximately 1m, the applicant is requesting the following:
- a front yard setback of 5.05m; and
 - and a north side yard setback of 2.14m.
- This represents front and side yard setback variances of 0.95m and 0.86m respectively.
- Zoning Regulations:** Single Dwelling Residential – R8. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw No. 4500”:
- Section 7.5.1 – Siting of Buildings*
A minimum front yard setback of 6m is required.
A minimum side yard setback of 3m is required.

You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land. If you deem your property is affected by the proposed variance, you will be given opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing or pre-register to attend via Zoom. In-person attendance will not be permitted at this time.

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ATTEND VIA ZOOM: To attend electronically as a delegation, you must register no later than 11:00 a.m., January 4th, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4220).

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00746



Subject Property

CIVIC: 30 MT BENSON STREET

LEGAL: PARCEL B (BEING A CONSOLIDATION OF LOTS 15 AND 16, SEE CA8249741), BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584

File: 89477 Civic: 30 Mount Benson Street, Nanaimo, B.C.

Legal: Parcel B (being a consolidation of Lots 15 and 16, see CA8249741),
Block 4, Newcastle Townsite, Section 1, Nanaimo District, Plan 584.

Dimensions are in metres and are derived from Plan 584 and field survey.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 4th day of November, 2020.

Douglas Holme VXC3QR Digitally signed by Douglas Holme VXC3QR Date: 2020.11.04 15:28:23 -0800
This document is not valid unless originally signed and sealed or digitally signed by BCLS

B.C.L.S.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

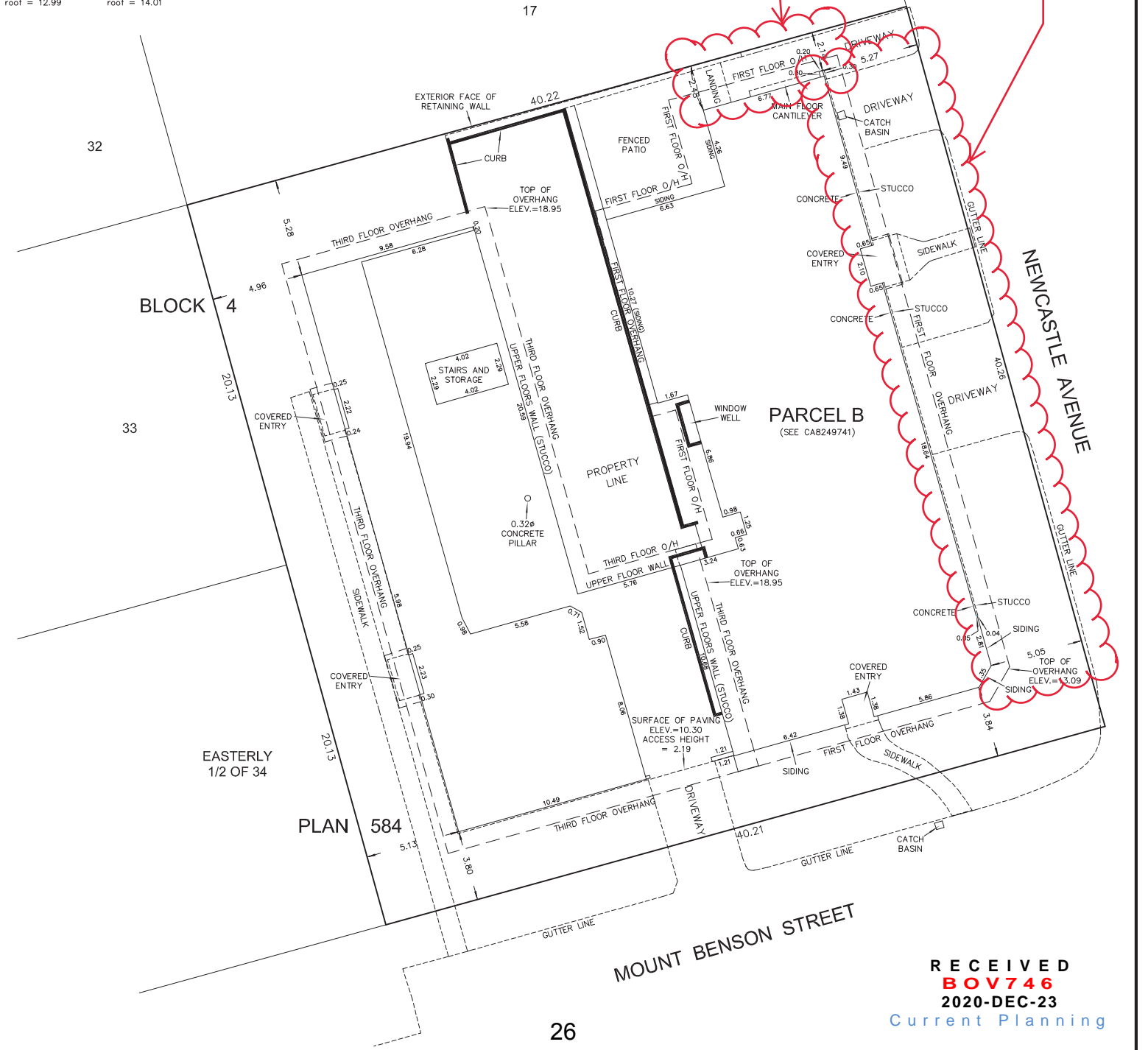
Subject to charges, legal notations, and interests shown on: Title No. CA8039890 (P.I.D. 008-825-173) as to Lot 15



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:150.

Datum for elevations, in metres, is geodetic

Existing basement slab = 7.75	Proposed basement slab = 7.75
Existing main floor = 10.30	Proposed main floor = 10.52
Existing top of roof = 12.99	Proposed top of roof = 14.01



RECEIVED
BOV746
2020-DEC-23
Current Planning

VARIANCE RATIONALE LETTER

We are applying for a building permit to do a renovation on the existing building located at 30 Mt Benson.

This renovation does not change any of the current buildings set backs from the road or side yards. There is a minor change to the height of the building as per the explanation below.

The BCLS Height Survey (attached) shows the building height increasing from 12.99m above geodetic sea level to 14.01m, an increase of 1.02m. The existing structure pre-dates the current Zoning Bylaw and is non-conforming in terms of siting. By raising the roofline of the building within the permitted front and side yard setbacks it increases the structure's area of non-conformity. The survey shows the structure is 5.05m away from the front (Newcastle Ave) property line at its closest point and 2.14m away from the side (north) property line at its closest point. The Zoning Bylaw requires a minimum front yard setback of 6m and a minimum side yard setback of 3m in the R8 zone. This represents a front yard setback variance of 0.95m and a side yard setback variance of 0.86m.

This height change does not impair any neighbouring buildings views and has no impact on any neighbouring properties.

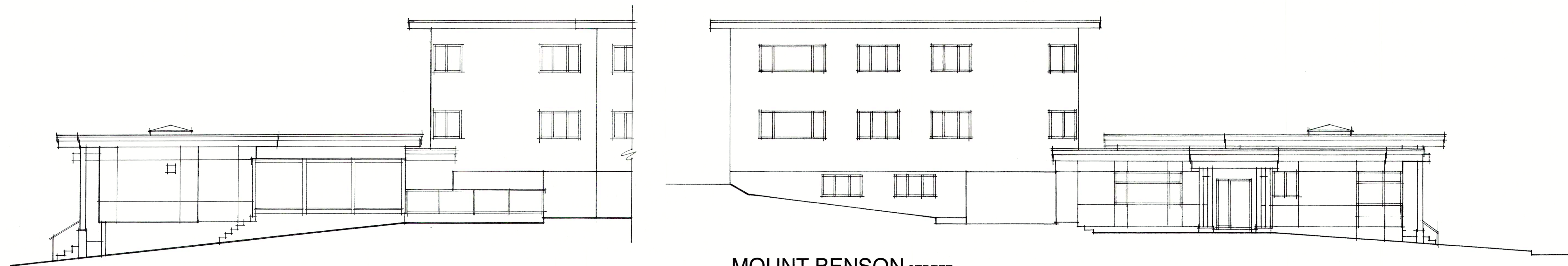
Our plan brings this building to new life with an update to the structure as well as beautiful new landscapes.

We hope you consider and approve our variance.



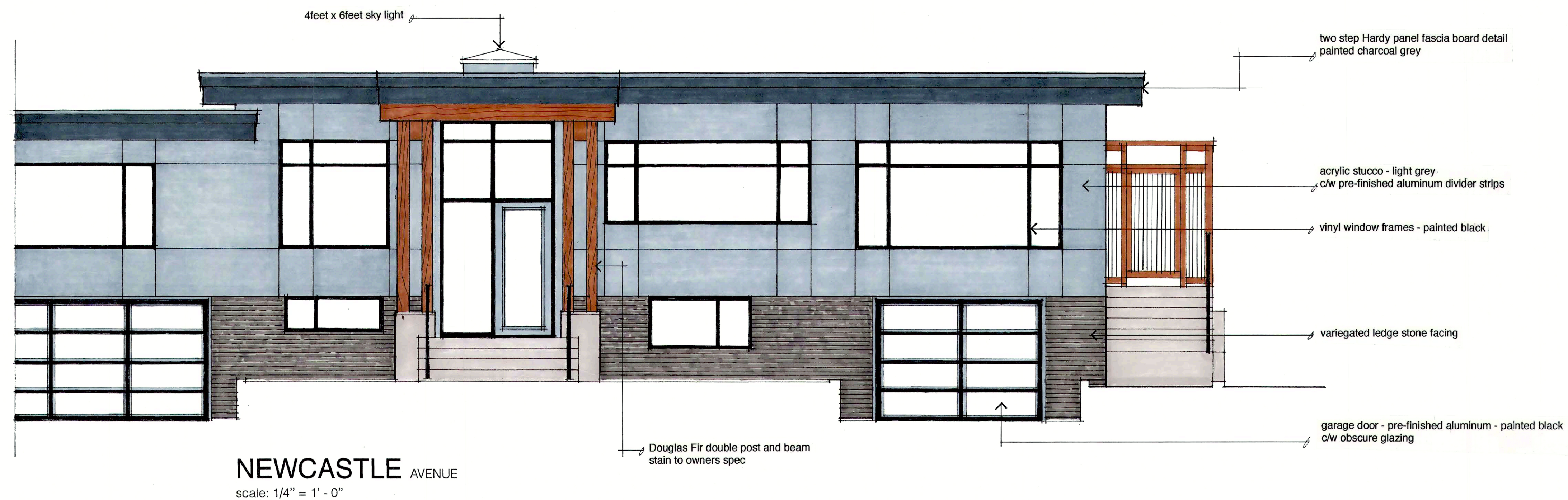
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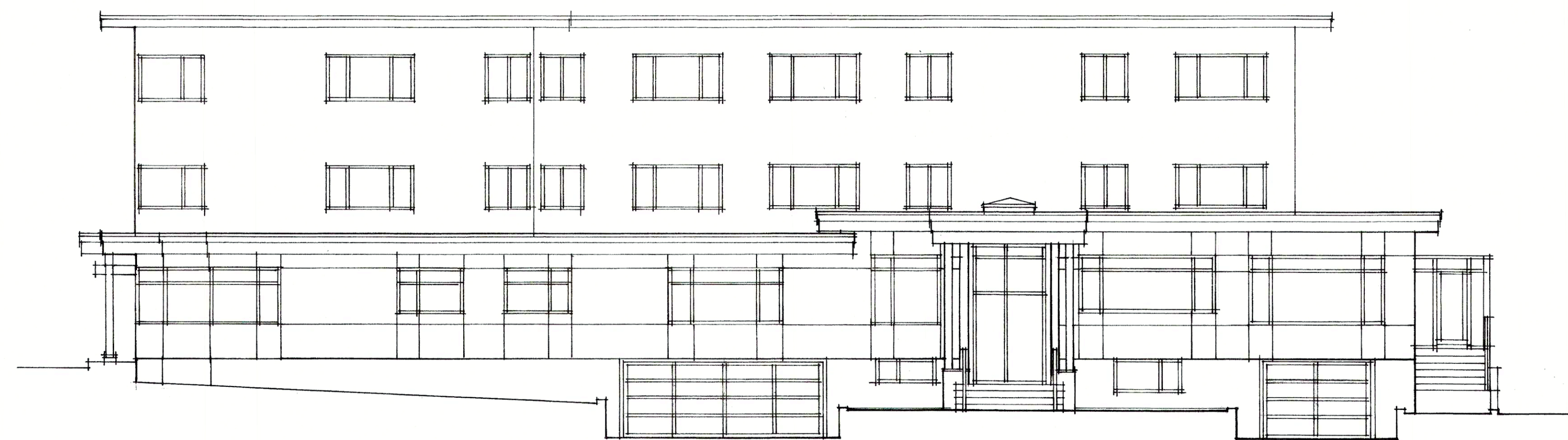


NORTH ELEVATION SIDE YARD
scale: 1/8" = 1'-0"

MOUNT BENSON STREET
scale: 1/8" = 1'-0"



NEWCASTLE AVENUE
scale: 1/4" = 1'-0"



NEWCASTLE AVENUE
scale: 1/8" = 1'-0"

CONCEPT DESIGN GROUP
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PROJECT TITLE
Robinson renovation
LOTS 15 and 16, BLOCK 4, NEWCASTLE TOWNSITE
NANAIMO DISTRICT, PLAN 584
CIVIC address: 30 Mount Benson Street, Nanaimo, BC.
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PROJECT NUMBER	
19716	
DRAWN BY	CHECKED BY
DATE	SCALE
Nov/2019	as shown

DRAWING TITLE
elevations

SHEET NUMBER
A5
ISSUE DATE

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2020-AUG-11
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AERIAL PHOTO



BOARD OF VARIANCE NO. BOV00746

 30 MT BENSON STREET