



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2018-JUN-21 at 5:30pm in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00699

Applicant: Re-New Surface Systems, Inc. (Mr. Luke Francoeur)

Civic Address: 900 St. Andrews Street

Legal Description: LOT 9, BLOCK 2, DISTRICT LOT 96-G, NANAIMO DISTRICT PLAN 2039

Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 in order to reduce the minimum flanking side yard setback from 4m to 3.4m to raise and legalize an existing non-conforming house. This represents a variance of 0.6m.

Zoning Regulations: Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 7.5.1 – Siting of Buildings
A minimum flanking side yard setback of 4m is required.*

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Safety & Development offices, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2018-JUN-11 to 2018-JUN-21, inclusive.

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00699

LOCATION PLAN



Subject Property

Civic: 900 St. Andrews Street
Legal Description: LOT 9, BLOCK 2, DISTRICT
LOT 96-G, NANAIMO DISTRICT, PLAN 2039

SITE PLAN SHOWING HOUSE LOCATION ON:

LOT 9, BLOCK 2, DISTRICT LOT 96-G,

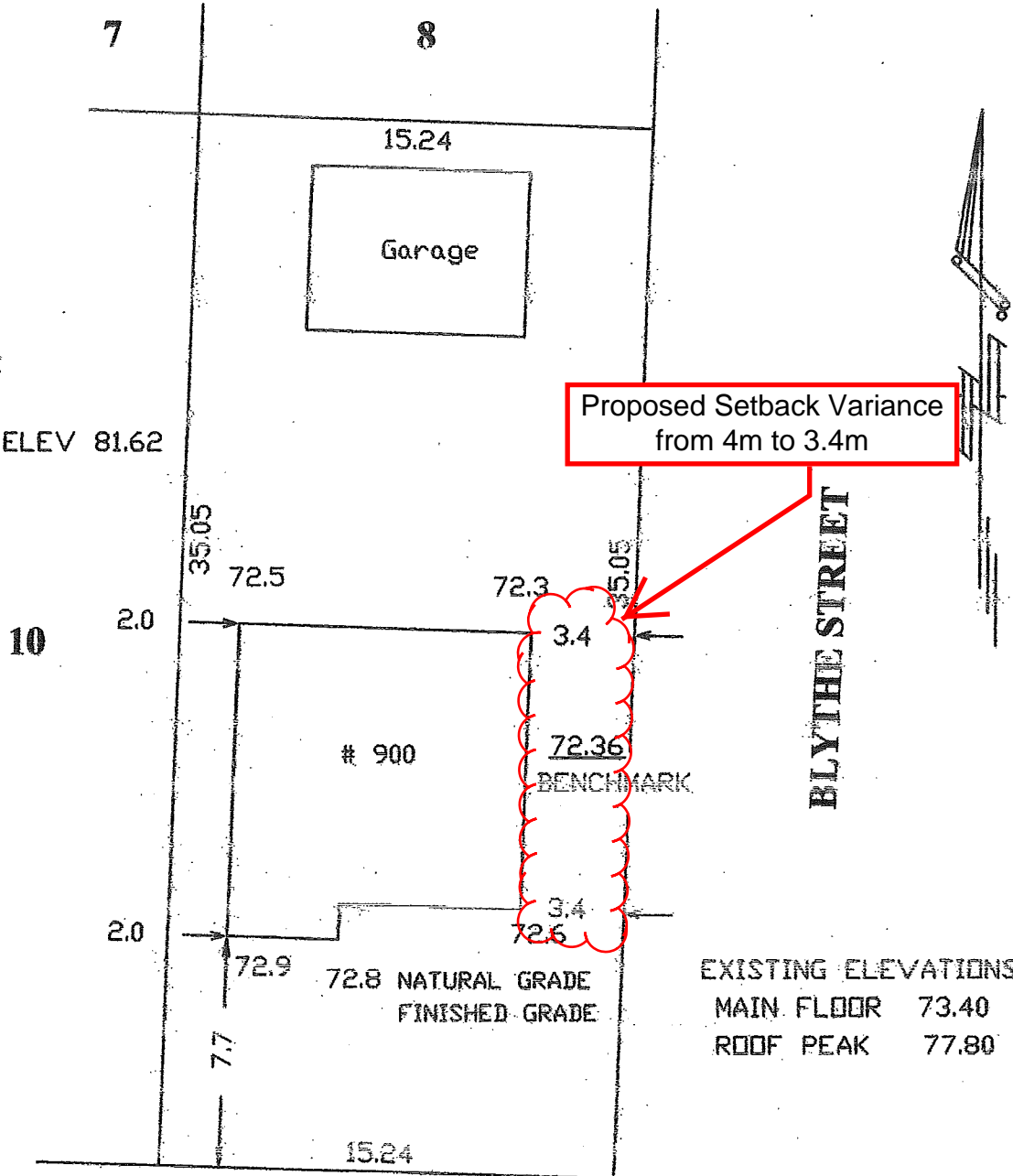
NANAIMO DISTRICT, PLAN 2039

NATURAL GRADE HAS BEEN DETERMINED
ACCORDING TO CITY ZONING BYLAWS

SCALE 1:250

ALL MEASUREMENTS ARE IN METRES
ELEVATIONS ARE GEODETIC

AVERAGE GRADES:
NATURAL 72.62
FINISHED 72.62
MAX ALLOW ROOF ELEV 81.62



Proposed Setback Variance
from 4m to 3.4m

BLYTHE STREET

EXISTING ELEVATIONS
MAIN FLOOR 73.40
ROOF PEAK 77.80

PROPOSED ELEVATIONS
MAIN FLOOR 74.60
ROOF PEAK 79.00

ST. ANDREWS STREET

T.G. Hoyt
B.C. Land Surveyor
2275 Godfrey Road
Nanaimo, B.C.
V9X 1E7
250-753-2921

FB 375/36

This 27th day of April, 2018.

[Signature]
B. C. L. S.

B00699