



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-AUG-15, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: **BOV00724**

Applicants: Chris Lipinski (BOEHM CONSTRUCTION LTD)

Civic Address: 1667 WADDINGTON ROAD

Legal Description: LOT 1, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN EPP91467

Purpose: Zoning Bylaw No. 4500 requires a minimum flanking side yard setback of 4m in the R1 zone. The applicant is requesting a flanking side yard setback of 0m in order to convert an existing non-conforming single residential dwelling into a carriage house and to legalize its siting. This represents a variance of 4m. A 0.5m encroachment of the structure into City street right-of-way will be removed.

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

Section 7.5 – Siting of Buildings

The principal building must be set back a minimum of 4m from the flanking side lot line.

(Section 6.6.4 – An accessory building shall not be permitted within the front yard, side yard or flanking side yard setback requirements.)

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 Development Services Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-AUG-02 to 2019-AUG-15 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca