



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: **BOV00723**

Applicants: Shawn Adrian and Stephanie Kawahara

Civic Address: 1550 DISCOVERY AVENUE

Legal Description: LOT 9, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 5753

Purpose: Zoning Bylaw No. 4500 requires a maximum fence height of 1.2m and a minimum side yard setback of 3m in the CC1 zone. The applicant is requesting two variances:

- To allow a fence in the side yard setback with a maximum height of 2.4m. This represents a variance of 1.2m.
- To allow a side yard setback of 2.2m in order to construct an open deck to the rear of an existing, non-conforming single residential dwelling. This represents a variance of 0.8m.

Zoning Regulations: Single Family Residential – CC1. The applicant requests a variance to the “City of Nanaimo ZONING BYLAW 2011 NO. 4500”:

- *Section 6.10 – Fence Height*
The maximum height of a fence in the front yard, side and rear yard, or flanking side yard shall not exceed 1.2m in height.
- *Section 10.5 – Siting of Buildings*
The principal building must be set back a minimum of 3m from the side lot line.
(Section 6.5 – Open decks are not permitted to project into side yard setbacks)

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