



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2020-FEB-20, 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: **BOV00733**

Applicant: Keene Anderson (Greenplan Ltd.)

Civic Address: 616 Victoria Road

Legal Description: Lot 9, Block GA, Section 1, Nanaimo District, Plan 1396

Purpose: Zoning Bylaw No. 4500 requires a minimum front yard setback of 7.0m in the R1 zone where property abuts a major road. The applicant is requesting a front yard setback of 4.0m in order to construct an addition. This represents a front yard setback variance of 3.0m.

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

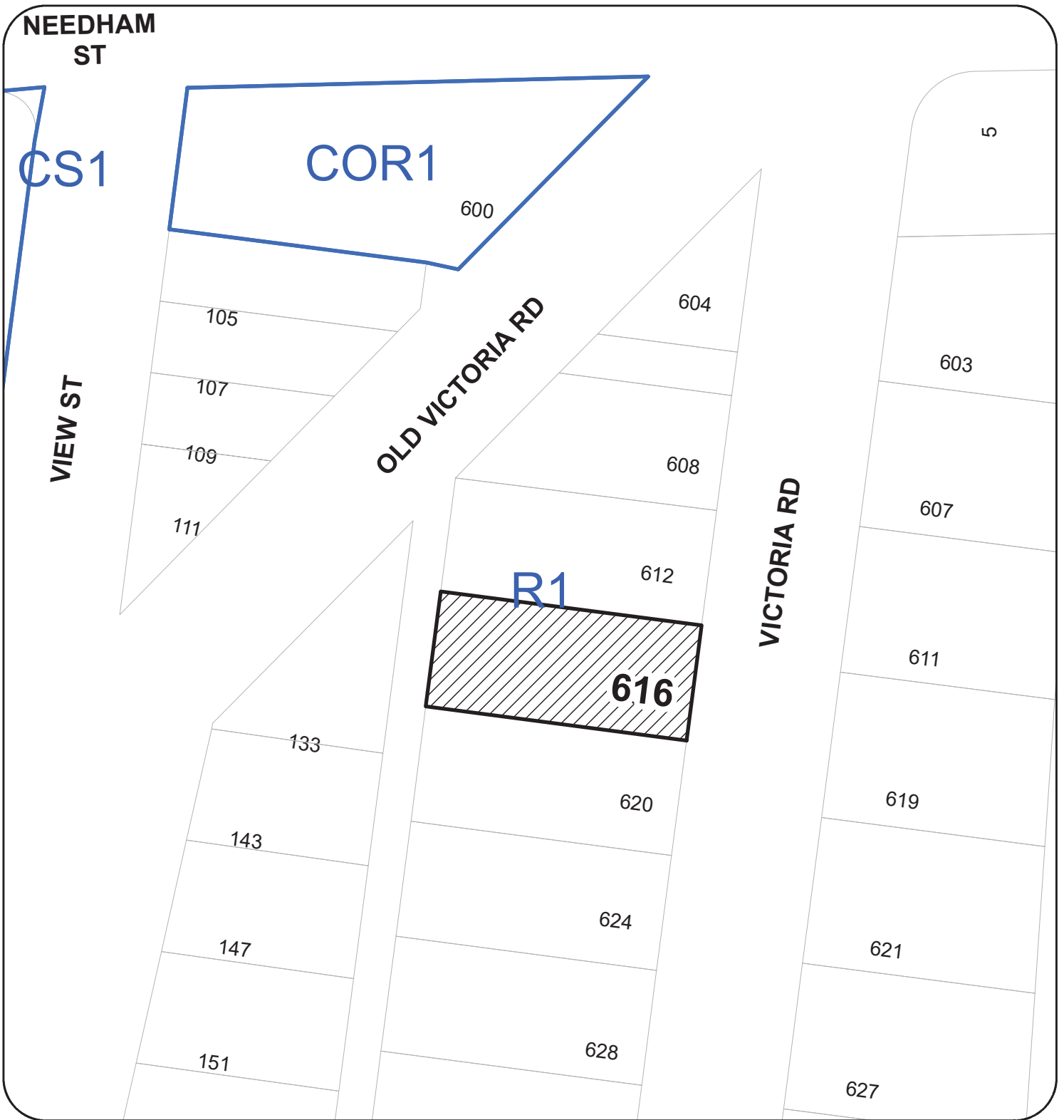
A minimum front yard setback of 4.5m is required.

Section 7.5.4

Where a property abuts a major road, an additional 2.5m front yard setback 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. More information about this application can be found online at www.nanaimo.ca/whatsbuilding. This application may be reviewed with Staff at the Development Services Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4220), during normal business hours, Monday to Friday, excluding statutory holidays, from 2020-FEB-07 to 2020-FEB-20 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca.

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00733

LOCATION PLAN

CIVIC: 616 VICTORIA ROAD

LEGAL: LOT 9, BLOCK GA, SECTION 1, NANAIMO DISTRICT, PLAN 1396



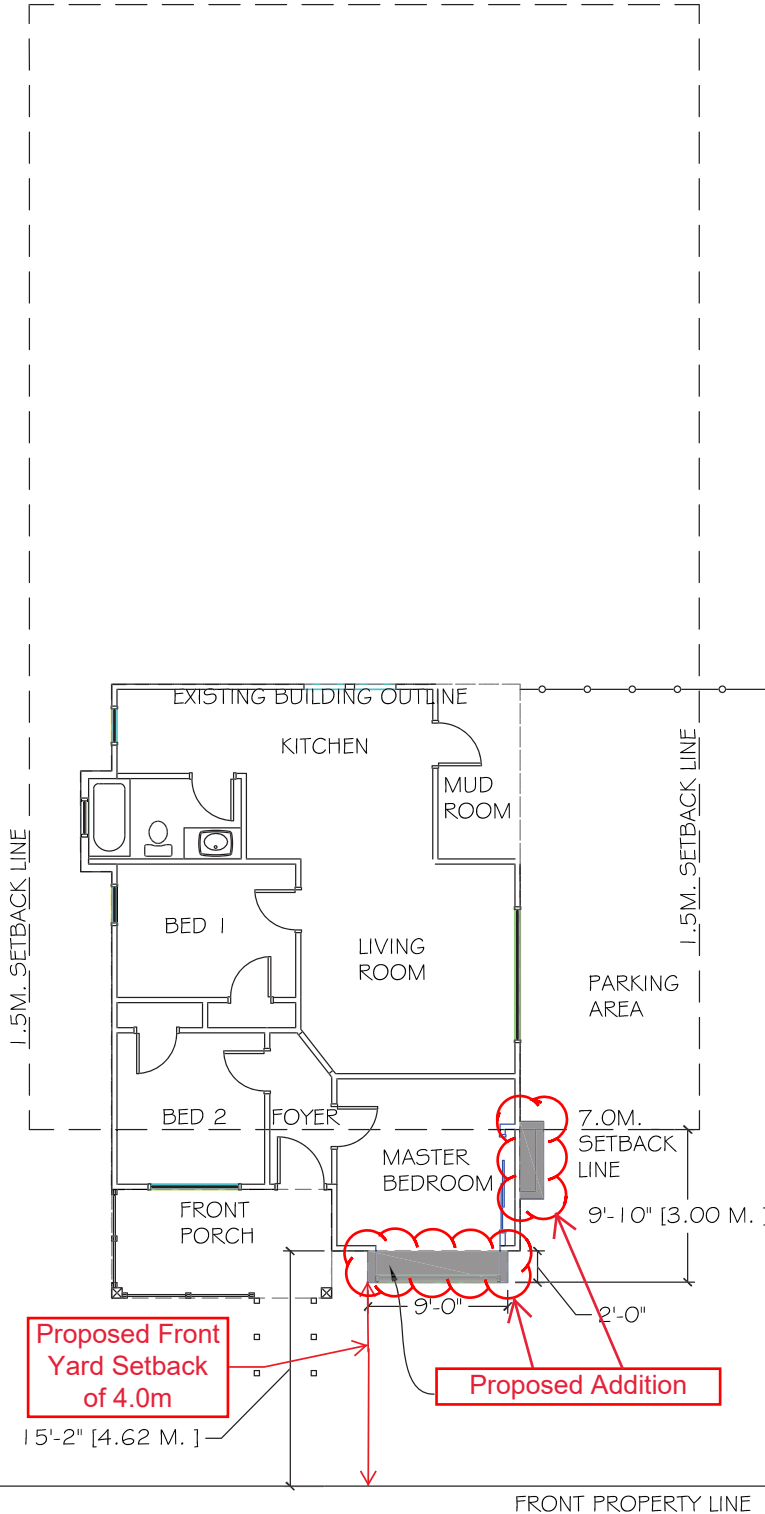
SUBJECT PROPERTY

REAR PROPERTY LINE

REVISION
000-000

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4.5M. SETBACK LINE



RECEIVED
BOV733
2020-FEB-06
Current Planning

616 VICTORIA ROAD
SITEPLAN - BOV APPLICATION

Greenplan
1655 Cedar Road
Nanaimo, BC
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

Designed Drawn Checked

Date
JANUARY 31 2020

Project
1999-13

Drawing #
1999-13-5-0131-71

Scale
1/8" = 1'-0"

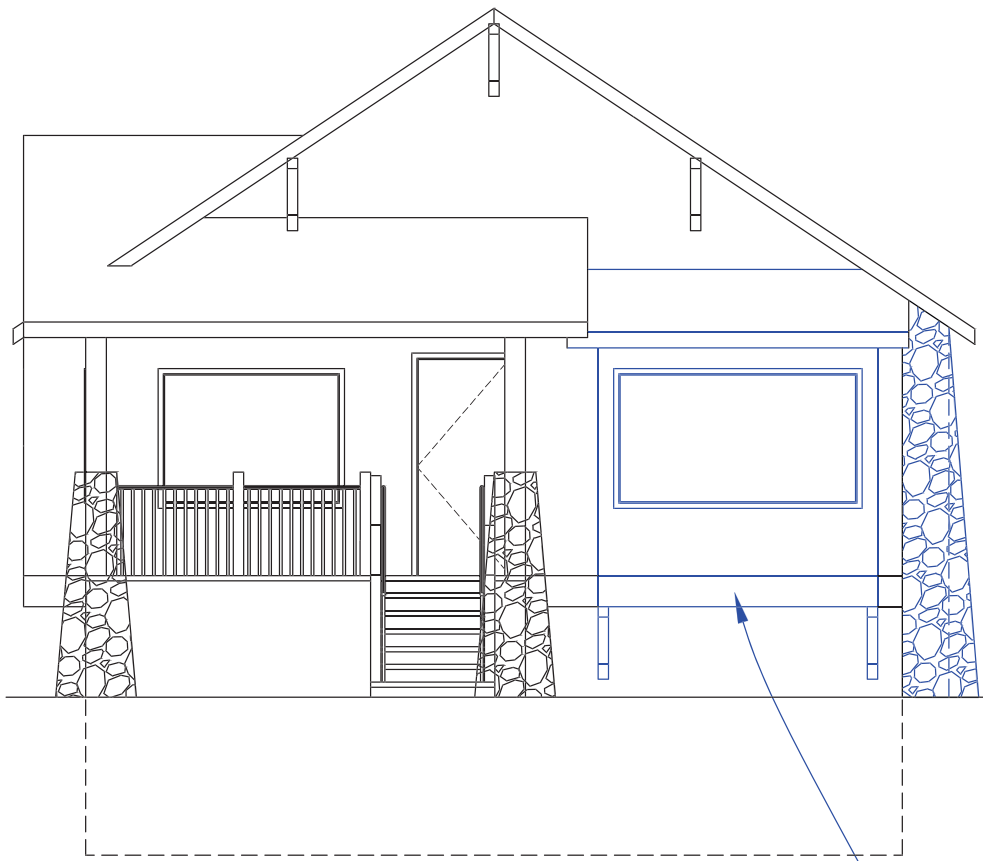
Sheet Title
SITEPLAN

Sheet #

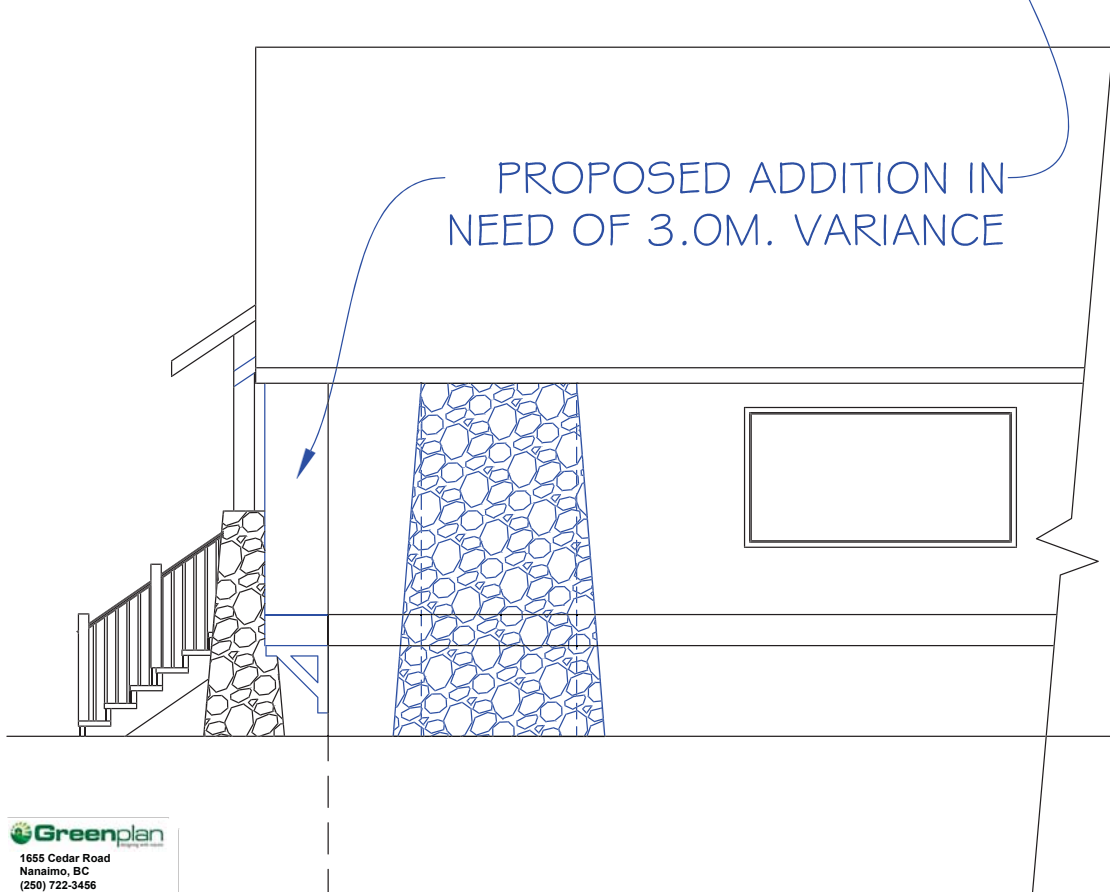
S-1 / 1

VICTORIA ROAD

FRONT PROPERTY LINE



EAST SIDE VIEW



PROPOSED ADDITION IN
NEED OF 3.0M. VARIANCE

NORTH SIDE VIEW

Greenplan
1655 Cedar Road
Nanaimo, BC
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

Date
JANUARY 31 2020

Scale
1/4" = 1'-0"

Sheet Title
ELEVATIONS

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