



5. PRESENTATIONS:

(a) Board of Variance No. BOV741 – 539 Weber Street

The Acting Chair read the application requesting a side yard setback of 1.33m in order to enclose an existing non-conforming carport. This represents a setback variance of 0.17m. Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone.

The applicant, Roberta Green, spoke to the rationale. She stated that when they first purchased their house the carport was already built and they are looking to enclose it into a garage. Once they got a survey and elevation plans drawn up by Greenplan they realized that the footing of the carport was 0.17m into the 1.5m side yard setback. They are requesting the variance in order to remove the carport roof and posts and build an enclosed garage on the existing footings.

Discussion took place regarding:

- Building permit requirements
- Using the existing footings and foundation
- Concerns from the neighbouring property

It was moved and seconded that application BOV741 for 539 Weber Street to vary the provisions of "City of Nanaimo Zoning Bylaw No. 4500" to reduce the minimum required side yard setback from 1.5m to 1.33m in order to enclose an existing non-conforming carport be approved. The motion carried unanimously.

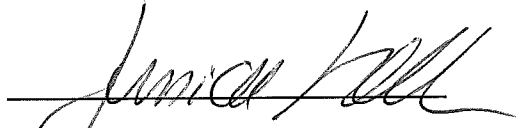
6. OTHER BUSINESS:

(a) Building Permit Timelines

Board member discussion took place regarding timelines for processing building permits. It was suggested that if most building permit applications come from construction, there needs to be a separate expedited process for Board of Variance Applications where building permits are required.

7. ADJOURNMENT:

It was moved and seconded at 5:42 p.m. that the meeting adjourn. The motion carried unanimously.



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CHAIR

CERTIFIED CORRECT:



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RECORDING SECRETARY