BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-JAN-17, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO:	**BOV00710**
Applicant:	Nigel Fee
Civic Address:	610 NICOL STREET
Legal Description:	THE NORTHERLY 1/2 OF LOT 13, BLOCK GALSWORTHY, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT PART IN PLAN VIP53148 FOR ROAD PURPOSES
Purpose:	Zoning Bylaw No. 4500 requires a minimum front yard setback of 4.5m and a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a front yard setback of 4.17m, a north side yard setback of 1.2m, and a south side yard setback of 0.81m in order to replace the foundation of an existing non-conforming house and raise it by approximately 0.6m. This represents setback variances of 0.33m, 0.3m, and 0.69m respectively.
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 front yard setback of 4.5m is required.
	A minimum side yard setback of 1.5m 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 Development 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-JAN-07 to 2019-JAN-17 inclusive. Questions or comments can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN

15 21 25 29 33

07

514

515

495

R5

474

494

534

535

545

514

CC2

550

530

COR3

575

120

540

16 20 40 50 60

NEEDHAM ST

15

10

604

604A

610

603

600

CS1

602

14

614

15

STRICKLAND ST

18

624

17

20

621

623

610

R1

628

NICOL ST

21

24

630

625

614

26

634

CC1

616

29

32

627

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631

635

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654

BOARD OF VARIANCE NO. BOV00710
LOCATION PLAN

N

Subject_Property

CIVIC: 610 NICOL STREET
LEGAL DESCRIPTION: THE NORTHERLY 1/2 OF LOT 13
BLOCK GALSWORTHY SECTION 1 NANAIMO DISTRICT
PLAN 584 EXCEPT PART IN PLAN VIP53148

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\BOV00710_LP.mxd

B.C. LAND SURVEYOR'S CERTIFICATE OF HEIGHT AND LOCATION OF BUILDING(S) ON THAT PART OF THE NORTHERLY 1/2 OF LOT 13, BLOCK GALSWORTHY, SECTION 1, NANAIMO DISTRICT, PLAN 584 INCLUDED WITHIN PLAN VIP53148

P.I.D. 008-818-185

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT A SCALE OF 1:250

CIVIC ADDRESS:
610 NICOL STREET
NANAIMO, B.C.

CLIENT: CLASSIC HOME IMPROVEMENTS

NOTE:

PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN 584 AND VIP53148.

OFFSETS TO PROPERTY LINE FROM BUILDING ARE FROM EXISTING FOUNDATION.

GEODETIC ELEVATIONS ARE IN METRES, BASED ON OBSERVATIONS TO GEODETIC CONTROL MONUMENT 90H9778

DATE OF FIELD SURVEY: MARCH 9, 2018

NOTE: TITLE SUBJECT TO: NONE

LEGEND:
× 34.21   DENOTES FINISHED GRADE AT BUILDING CORNER

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.
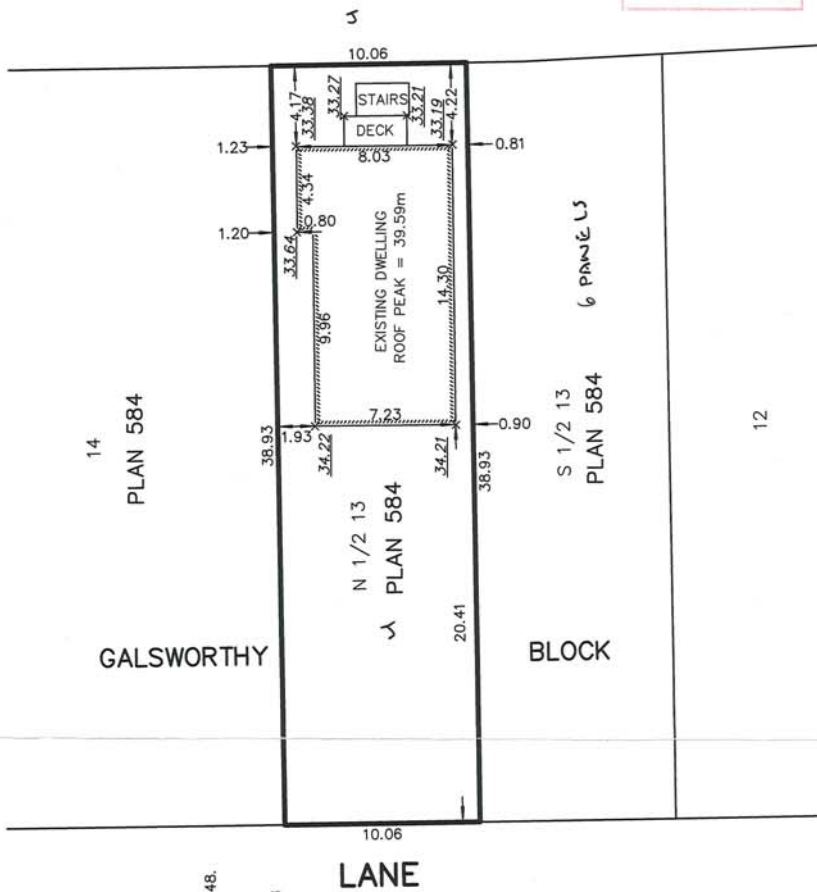
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McElhanney
McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
Suite 1
1351 Estevan Road
Nanaimo BC
Canada V9S 3Y3
Tel 250 716 3336

OUR FILE NO.: 2232-00355-19
DWG NO.: 00355-19-V-1 BLC.dwg

0 5 10 15 20 25 m

NICOL STREET

14
PLAN 584

GALSWORTHY

10.06

STAIRS
DECK
4.17
33.38
33.27
33.21
33.19
4.22
1.23
8.03
0.81
4.34
33.64
0.80
1.20

EXISTING DWELLING
ROOF PEAK = 39.59m

14.30
9.96
9.59

38.93
1.93
34.22
7.23
34.21
0.90
38.93

N 1/2 13
PLAN 584

20.41

BLOCK

S 1/2 13
PLAN 584

6 PANE L3

12

10.06

LANE

CERTIFIED CORRECT THIS 12th DAY OF MARCH, 2018

Tyson Quocksister
RPCUG1

TYSON QUOCKSISTER, BCLS

Digitally signed by Tyson Quocksister
RPCUG1
DN: c=CA, cn=Tyson Quocksister RPCUG1,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=RPCUG1
Date: 2018.03.12 16:05:09 -07'00'

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

THIS LOCATION CERTIFICATE IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

AVERAGE DETERMINED FINISHED GRADE =	33.59
MAXIMUM BUILDING HEIGHT BY BYLAW =	9.00
MAX. ALLOWABLE ROOF ELEVATION =	42.59
SURVEYED ROOF PEAK ELEVATION =	39.59