



COMMUNITY DEVELOPMENT

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: BOV00711

Applicant: Amelia Mahony and Daniel Mahony

Civic Address: 2554 COSGROVE CRESCENT

Legal Description: LOT 10, SECTION 20, RANGE 8, MOUNTAIN PLAN 18290

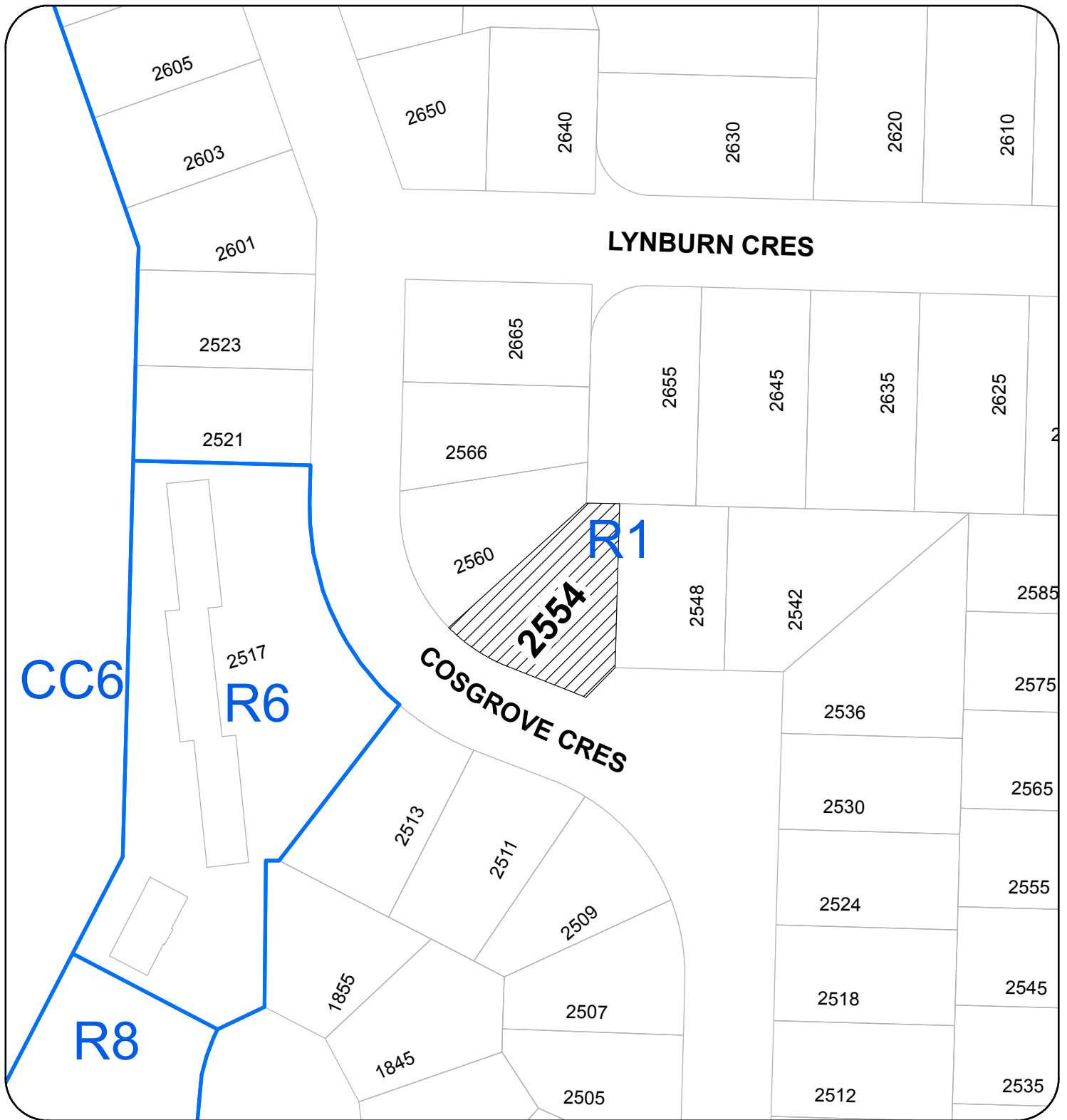
Purpose: Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a side yard setback of 0.35m in order to replace an existing non-conforming open deck. This represents a setback variance of 1.15m.

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 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



BOARD OF VARIANCE NO. BOV00711

LOCATION PLAN



Subject_Property

CIVIC: 2554 COSGROVE CRESCENT
LEGAL DESCRIPTION: LOT 10, SECTION 20, RANGE 8
MOUNTAIN, PLAN 18290

SKETCH PLAN OF LOT 10, SECTION 20,
RANGE 8, MOUNTAIN DISTRICT, PLAN 18290

P.I.D. 003-888-070



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

NOTES:

PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND EXISTING
LAND TITLE OFFICE RECORDS, BEING PLAN 18290

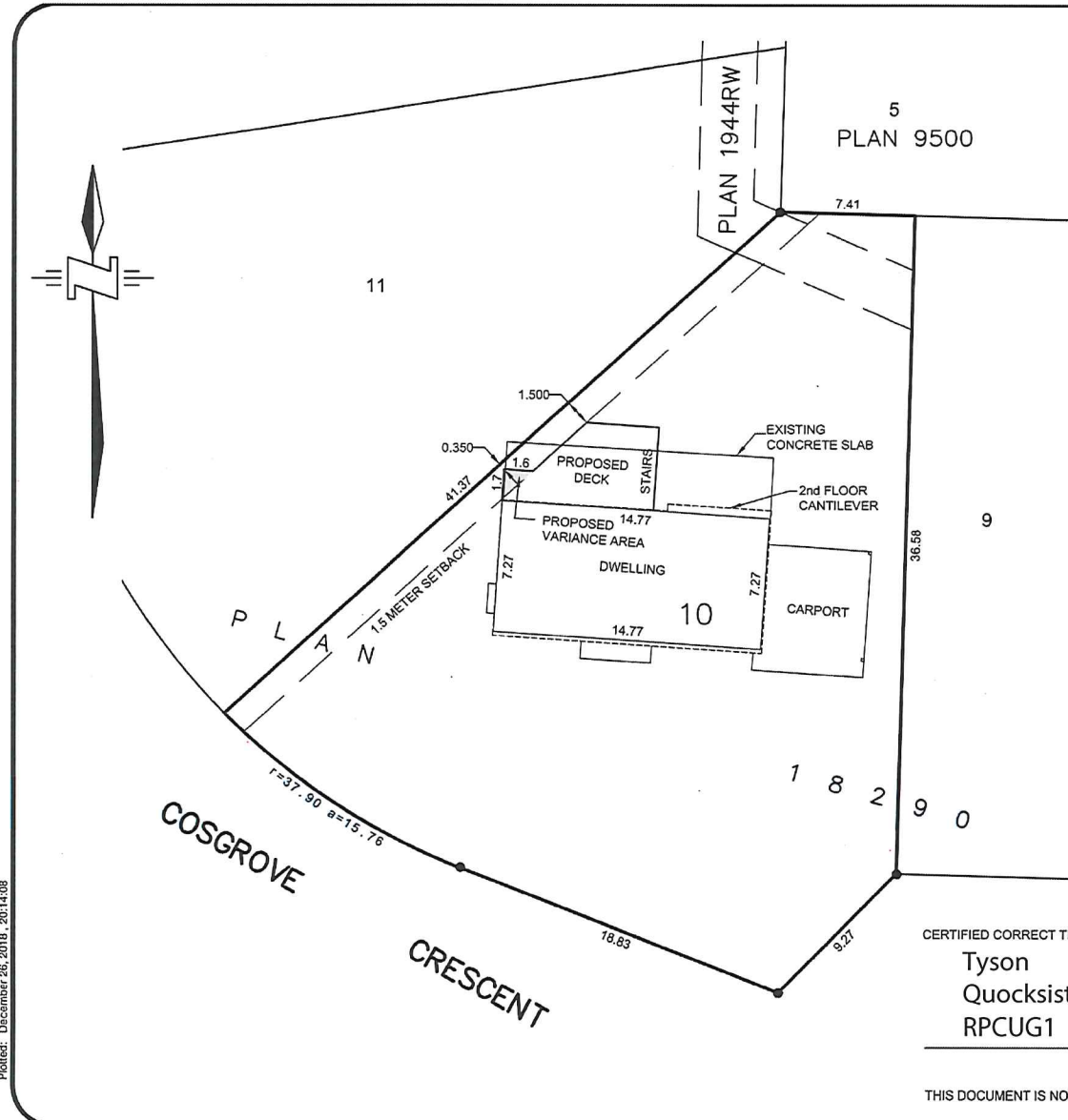
DATE OF FIELD SURVEY: JUNE 14, 2018

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

THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR
PROPERTY CORNERS.

LEGEND:

- DENOTES STANDARD IRON POST FOUND



CERTIFIED CORRECT THIS 26th DAY OF DECEMBER, 2018.

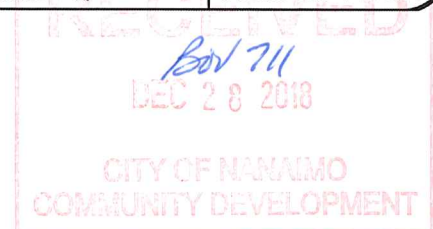
Tyson
Quocksister
RPCUG1

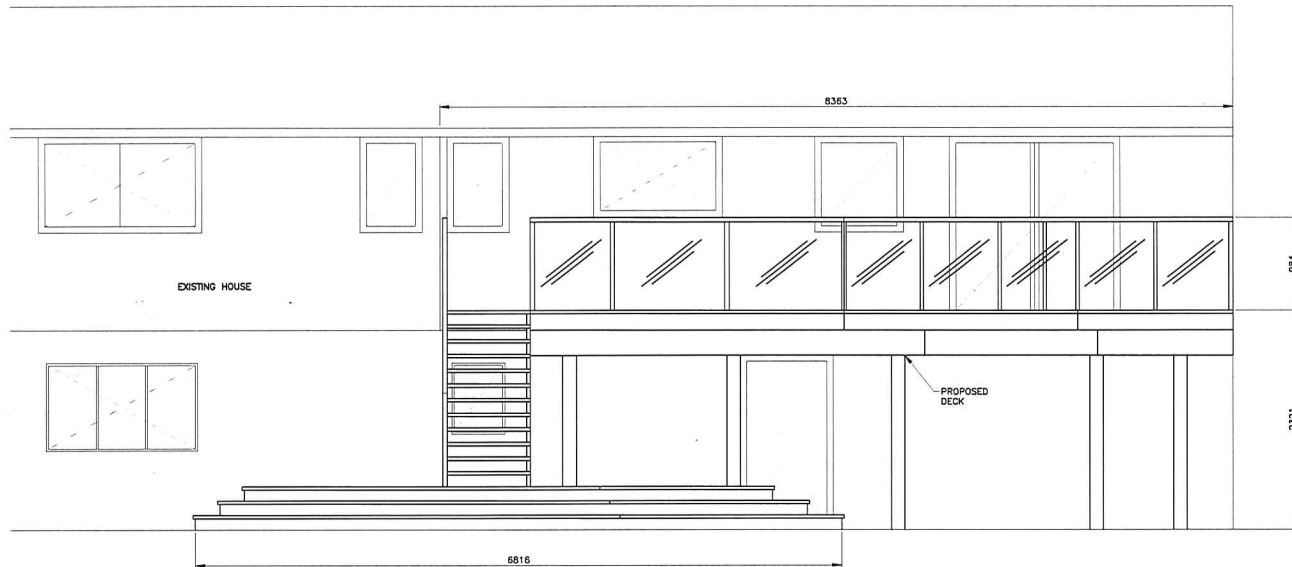
Digitally signed by Tyson
Quocksister RPCUG1
DN: cn=CA, cn=Tyson Quocksister
RPCUG1, o=BC Land Surveyors,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=RPCUG1
Date: 2018.12.26 20:15:24 -08'00'

TYSON QUOCKSISTER, BCLS

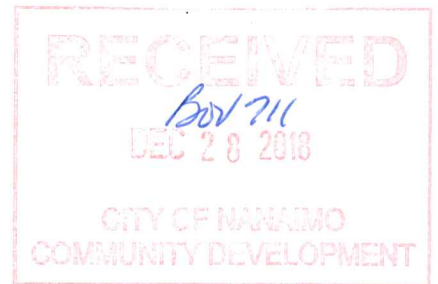
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

 McElhanney McElhanney Associates Land Surveying Ltd. 1-1351 ESTEVAN ROAD NANAIMO, BC V9S 3Y3 PH (250) 718-3336	
AMELIA MAHONY Client	
SITE PLAN FOR VARIANCE 2554 COSGROVE CRESCENT, NANAIMO, BC Title	
Date: DEC 26, 2018	MCSL Project No. 2232-00355-28
Scale: AS SHOWN	Drawing No. 00355-28-V-2 SK
Drawn: VS	Checked: TQ






ELEVATION VIEW - PROPOSED DECK
SCALE 1:25



PLOTTED: December 20, 2018 - 3:05 PM

Professional Seal	DESIGNED	KC	DATE	12/11/18	DRAWN BY	KC	DATE	12/11/18																				
	CHECKED	GH	DATE	12/11/18	REVIEWED	GH	DATE	12/11/18																				
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 HG Engineering HG ENGINEERING DECK ADDITION 2554 COSGROVE CRESCENT PROPOSED DECK LAYOUT DRAWING No. _____ SKETCH 0																												
<small>SUPPLEMENTAL PRINTS BEARING PREVIOUS NUMBER</small>																												