



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-MAY-16, 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: BOV00720

Applicants: Kris and Mackenzie Sillem

Civic Address: 641 FIRST STREET

Legal Description: LOT 1 AND 2, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 1465

Purpose: Zoning Bylaw No. 4500 requires a minimum side yard setback from an interior side lot line of 1.5m in the R1 zone. The applicant is requesting a variance to allow a side yard setback of 0m in order to construct a front porch and exterior staircase at the front of an existing non-conforming single residential dwelling which is straddling an interior lot line.

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-MAY-06 to 2019-MAY-16 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00720

LOCATION PLAN

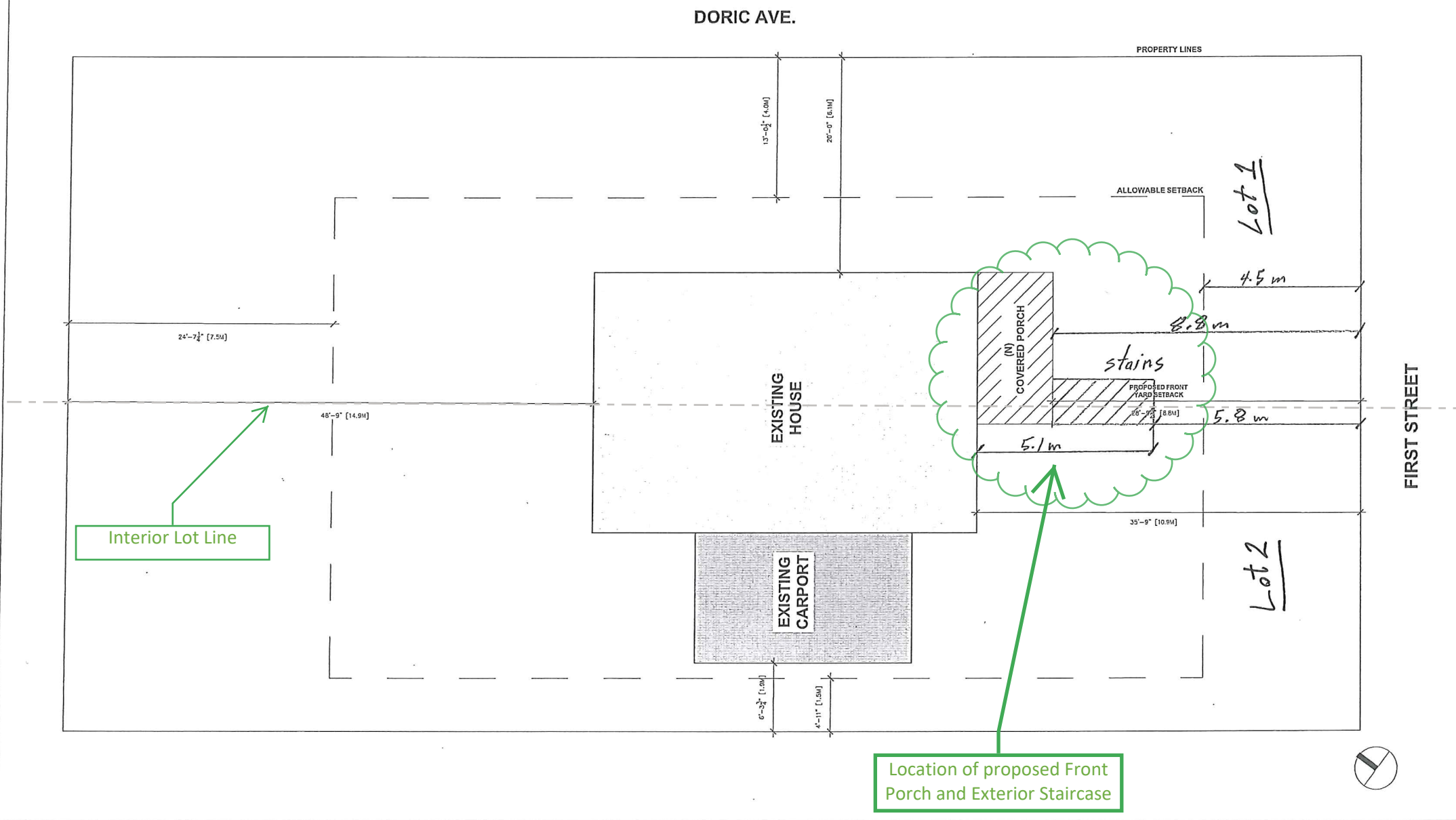
CIVIC: 641 FIRST STREET

LEGAL: LOT 1 AND 2, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 1465



SUBJECT PROPERTY

SITE PLAN | 1/8" = 1'-0"



SHEET INDEX

- A0-1 GENERAL INFORMATION
SITE PLAN
- A1-1 FOUNDATION PLAN
LOWER LEVEL PLAN
UPPER LEVEL PLAN
BRACED WALL DIAGRAM
- A2-1 EXTERIOR ELEVATIONS
SECTIONS
- AD-1 ARCHITECTURAL DETAILS

PROJECT DATA

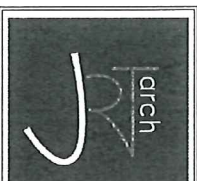
LOT AREA	7,478 SF
MAX. HEIGHT	7M
ALLOWABLE LOT COVERAGE (%)	40%
PROPOSED LOT COVERAGE	15.9% (1,190 SF)
PORCH ADDITION (STORAGE)	98 SF
(OUTDOOR PORCH)	98 SF

DRAFTING SYMBOLS

- INTERIOR ELEVATION
- DETAIL REFERENCE
- BUILDING ELEVATION
- BUILDING SECTION
- KEYNOTE
- KEYNOTE
- KEYNOTE
- KEYNOTE

NOTES

1. ALL WORK SHALL BE PERFORMED TO COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE AND OTHER ALL APPLICABLE CODES, ORDINANCES, REGULATIONS OR ORDERS OF PROPERLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THE WORK OF THIS PROJECT. THE CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS FOR CONFORMANCE WITH THESE CODES AND REGULATIONS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE; DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS AND EXISTING SITE CONDITIONS SHALL BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
3. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
4. ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, JOYCE REID TROOST, AND MAY NOT BE CHANGED, DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
5. ANY DETAIL REFERENCE IS FOR THE CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SAID REFERENCE. IT IS RESPONSIBILITY OF THE SUBCONTRACTOR TO VERIFY WITH THE ARCHITECT THE EXTENT OF ANY REFERENCING IN QUESTION.
6. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB OR SHOWER ENCLOSURES OR WATER CLOSET COMPARTMENTS, WATER RESISTANT BACKING BOARD SHALL BE USED OR OTHER METHODS DESCRIBED BY THE ARCHITECT. DO NOT USE WATER RESISTANT GYPSUM BOARD ON CEILINGS.
7. PLYWOOD USED FOR EXTERIOR WALL COVERING SHALL BE OF THE EXTERIOR TYPE.
8. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. UTILITIES AFFECTED BY CONSTRUCTION SHALL BE PROTECTED AND/OR CAPPED OFF IN ACCORDANCE WITH APPLICABLE CODES AND UTILITY COMPANY REQUIREMENTS.
9. FINISH GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM HOUSE-SEE CIVIL ENGINEERS GRADING PLAN FOR ADDITIONAL INFORMATION.



JOYCE REID TROOST, ARCHITECT AIBC
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250.714.8747 - joyce@jrtarchitect.com

PROJECT NAME:
**PORCH
ADDITION**

ADDRESS:
641 FIRST STREET
NANAIMO, BC

CLIENT:
SILLEM

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION EXPLORED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COPYRIGHT AND PROPRIETARY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT. IN THE EVENT OF ANY DISCREPANCY BETWEEN THESE DRAWINGS AND ANY OTHER DRAWINGS, THESE DRAWINGS SHALL PREVAIL. THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

DATE:
MARCH 1, 2018

DRAWN BY:
JOYCE TROOST

SCALE:

DRAWING TITLE:
GENERAL INFORMATION
SITE PLAN

SHEET:

A0-1

RECEIVED
BOV720
2019-APR-26
Current Planning