



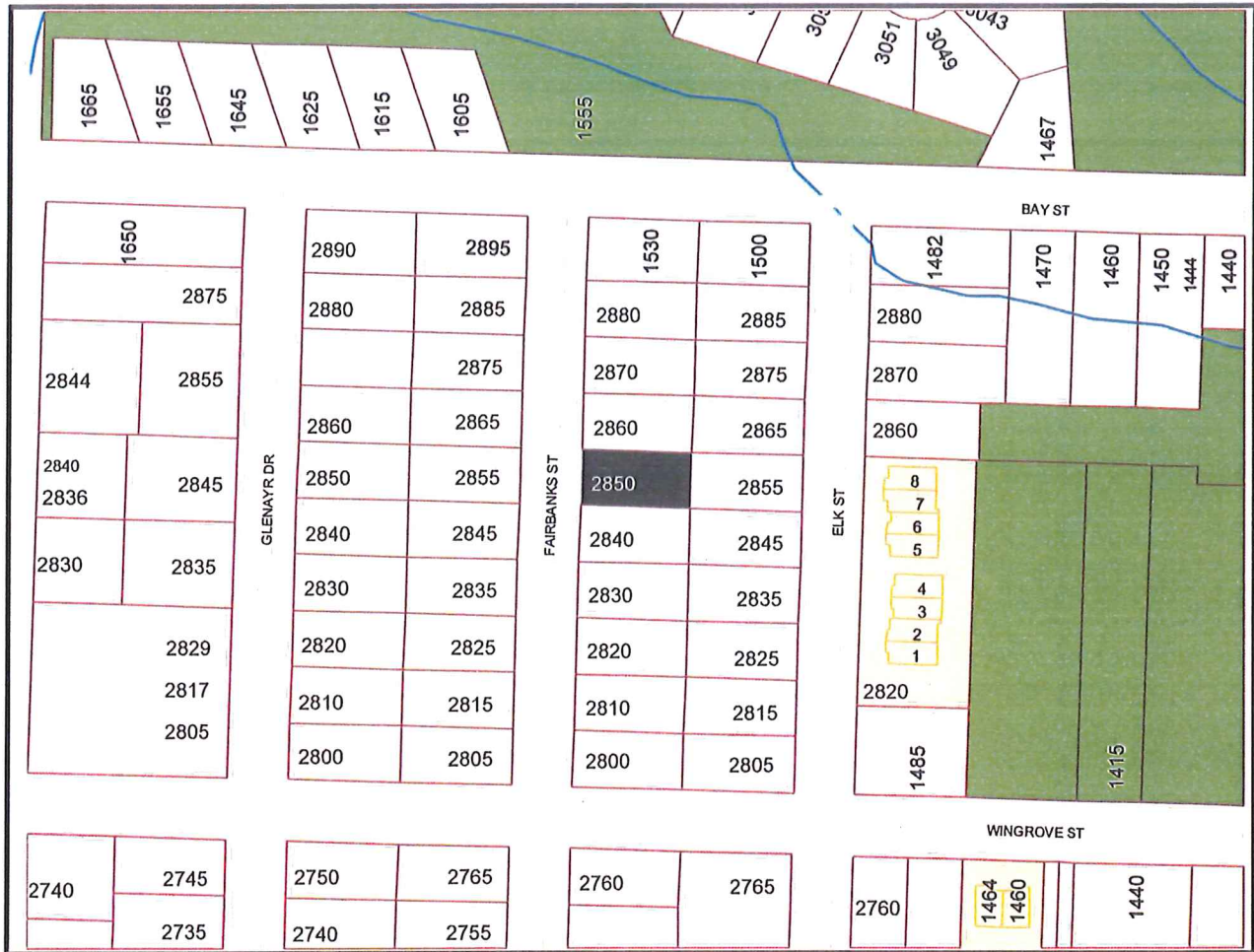
BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2013-DEC-19 at 5:30pm in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

- APPEAL NO:** BOV00640
- Applicant:** Ms. Susanna Regula Leuenberger
- Civic Address:** 2850 Fairbanks Street
- Legal Description:** LOT 15, BLOCK 8, SECTION 1, WELLINGTON DISTRICT, PLAN 414
- Purpose:** Zoning Bylaw No. 4500 requires a front yard setback of 4.5m. The applicant is requesting to vary the provisions of Zoning Bylaw 4500 in order to permit the repair and proposed extension of an existing carport 2.6m from the front yard lot line. This represents a variance request of 1.9m.
- Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":
- "Section 7.5.1 – Yard Requirements
A front yard setback of 4.5m is required."*
- Local Government Act:** The existing carport is considered legal non-conforming. Section 911 (9) and (10) of the *Local Government Act* states:
- "If the use and density of buildings and structures conform to a bylaw under this division...but the siting, size or dimensions of a building or structure constructed before the bylaw was adopted does not conform with the bylaw, ... the building or structure ... may be maintained, extended or altered ... only to the extent that the repair, extension or alteration would, when completed, involve no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started."*

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 Safety & Development offices, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4429 (x4332), during normal business hours Monday to Friday, excluding statutory holidays, from 2013-DEC-10 to 2013-DEC-19, inclusive.



BOARD OF VARIANCE APPLICATION BOV00640

LOCATION MAP

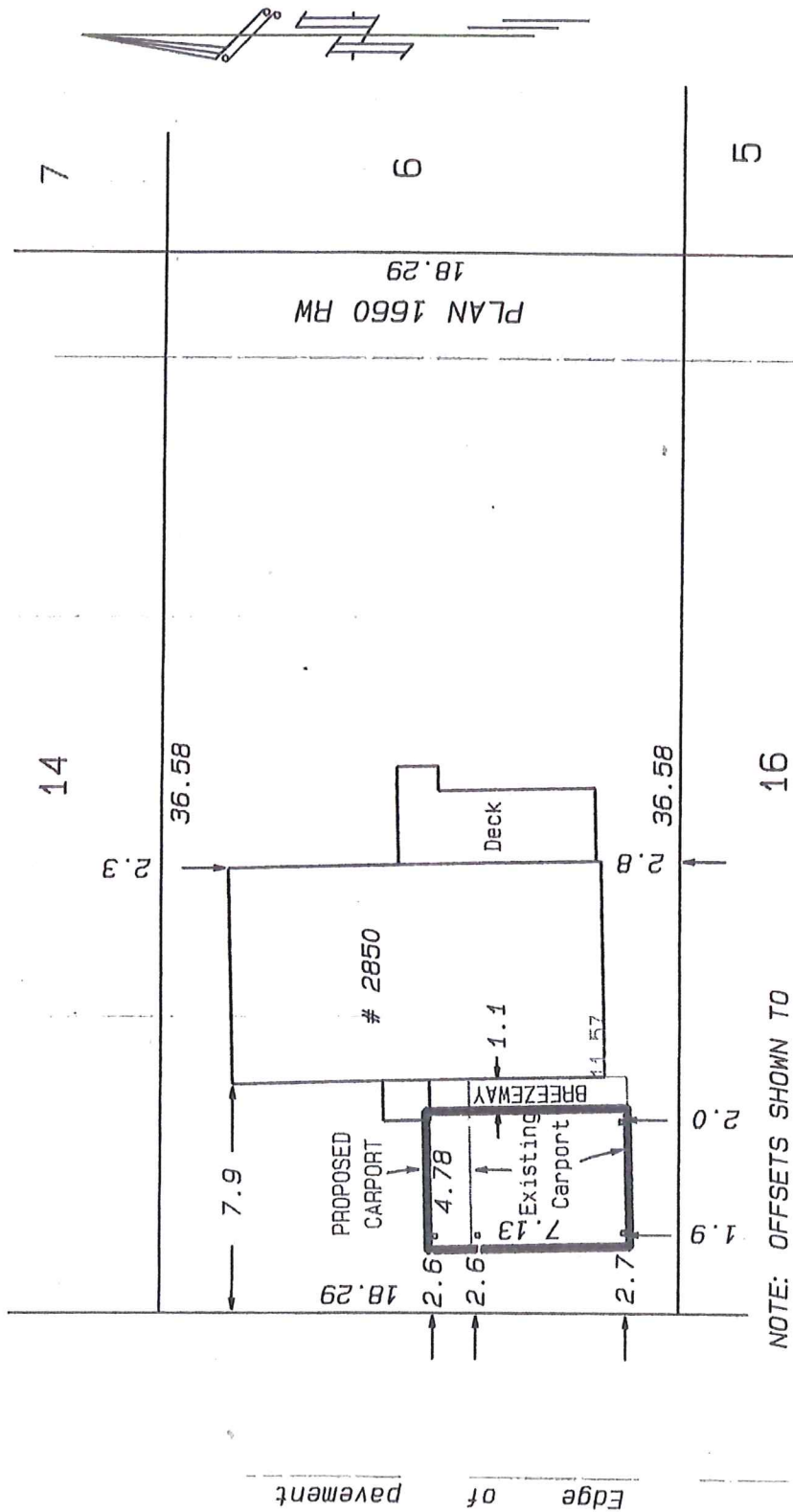
CIVIC: 2850 FAIRBANKS STREET

LEGAL: LOT 15, BLOCK 8, SECTION 1,
WELLINGTON DISTRICT, PLAN 414

PLAN SHOPPING PROPOSED CARPORT ON LOT 15, BLOCK 8,
SECTION 1, WELLINGTON DISTRICT, PLAN 414

SCALE 1: 250

DISTANCES ARE IN METRES



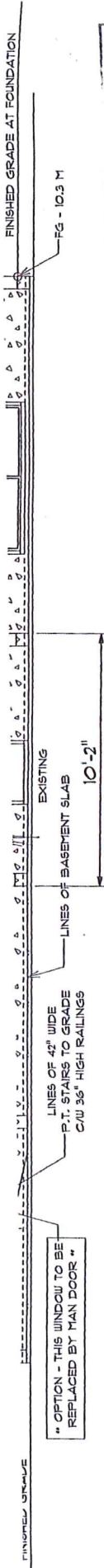
T.G. Hoyt
B.C. Land Surveyor
2275 Godfrey Road
Nanaimo, B.C.
V9X 1E7
250-753-2921

RECEIVED
NOV 28 2013
CITY OF NANAIMO
DEVELOPMENT SERVICES
FB 359/112

Certified Correct

This 26th day of November, 2013.

B. C. L. S.



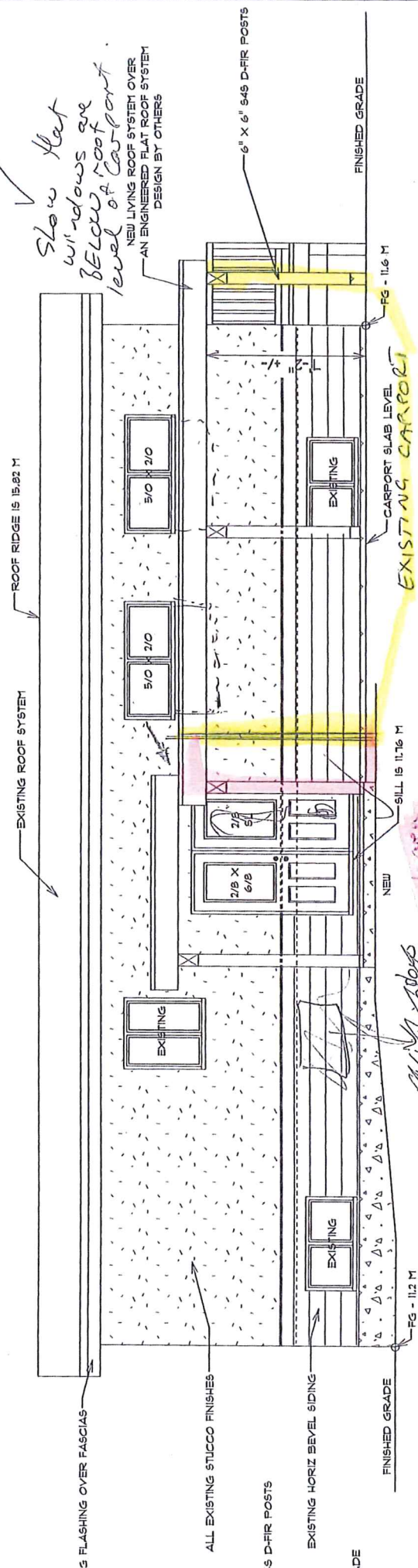
* OPTION - THIS WINDOW TO BE REPLACED BY MAN DOOR *

BACK ELEVATION

SCALE: 1/4" = 1'0"



Slow flat windows are below of carport level of roof system
 NEW LIVING ROOF SYSTEM OVER AN ENGINEERED FLAT ROOF SYSTEM DESIGN BY OTHERS



FRONT ELEVATION

SCALE: 1/4" = 1'0"

CONSTRUCTION STAGES FOR PERMIT
 STAGE "A" - REAR DECK REMOVAL AND REPLACEMENT
 STAGE "B" - ADDITION OF PERGOLA STRUCTURE TO REAR DECK
 STAGE "C" - INTERIOR RENOVATIONS TO UPPER FLOOR AND INTERIOR STAIRS
 STAGE "D" - REPAIR AND PARTIAL REPLACEMENT OF EXISTING CARPORT

NOTATIONS
 1. GAIN
 2. SERIES OR
 3. ERECTING
 4. E ANY
 5. GAIN
 6. SERIES OR
 7. ERECTING
 8. E ANY
 9. GAIN
 10. SERIES OR
 11. ERECTING
 12. E ANY

DIMENSION NOTE:
 ALL DIMENSIONS SHOWN ARE CLOSE TO EXISTING BUILDING SIZES - CONTRACTOR SHALL MAKE ANY

Proposed even of expansion

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