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**BOARD OF VARIANCE**

**NOTICE OF MEETING**

A meeting of the Board of Variance will be held on Thursday, 2015-NOV-19 at 5:30pm in the Boardroom of the Service and Resource Centre, located at 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO: BOV00666**

**Applicant:** Mr. Mike Pranke, on behalf of Mr. Wayne Krawchuk and Mrs. Brenda Krawchuk

**Civic Address:** 3574 Oakridge Drive

**Legal Description:** LOT 1, DISTRICT LOT 39, WELLINGTON DISTRICT, PLAN 28415

**Purpose:**Zoning Bylaw No. 4500 requires a front yard setback of 6m for garage doors and carport entrance ways facing a street on a single dwelling residence or duplex. The applicant is requesting to vary provisions of Zoning Bylaw No. 4500 in order to enclose an existing legal non-conforming detached carport 2.4m from the front lot line. This represents a variance request of 3.6m.

**Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*“Section 7.5.3 – Siting of Buildings*

*All garage doors and carport entrance ways facing a street on a single residential dwelling or duplex must be setback at least 6m.”*

**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 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 2015-NOV-06 to 2015-NOV-19, inclusive.