



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2018-SEP-20, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00702

Applicant: MICHAEL FRAJMAN

Civic Address: 34 LEBARZ ROAD

Legal Description: LOT 11, SECTION 2, NANAIMO DISTRICT, PLAN 20851

Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw 2011 No. 4500 in order to permit a heat pump to be located to the side of the principal building.

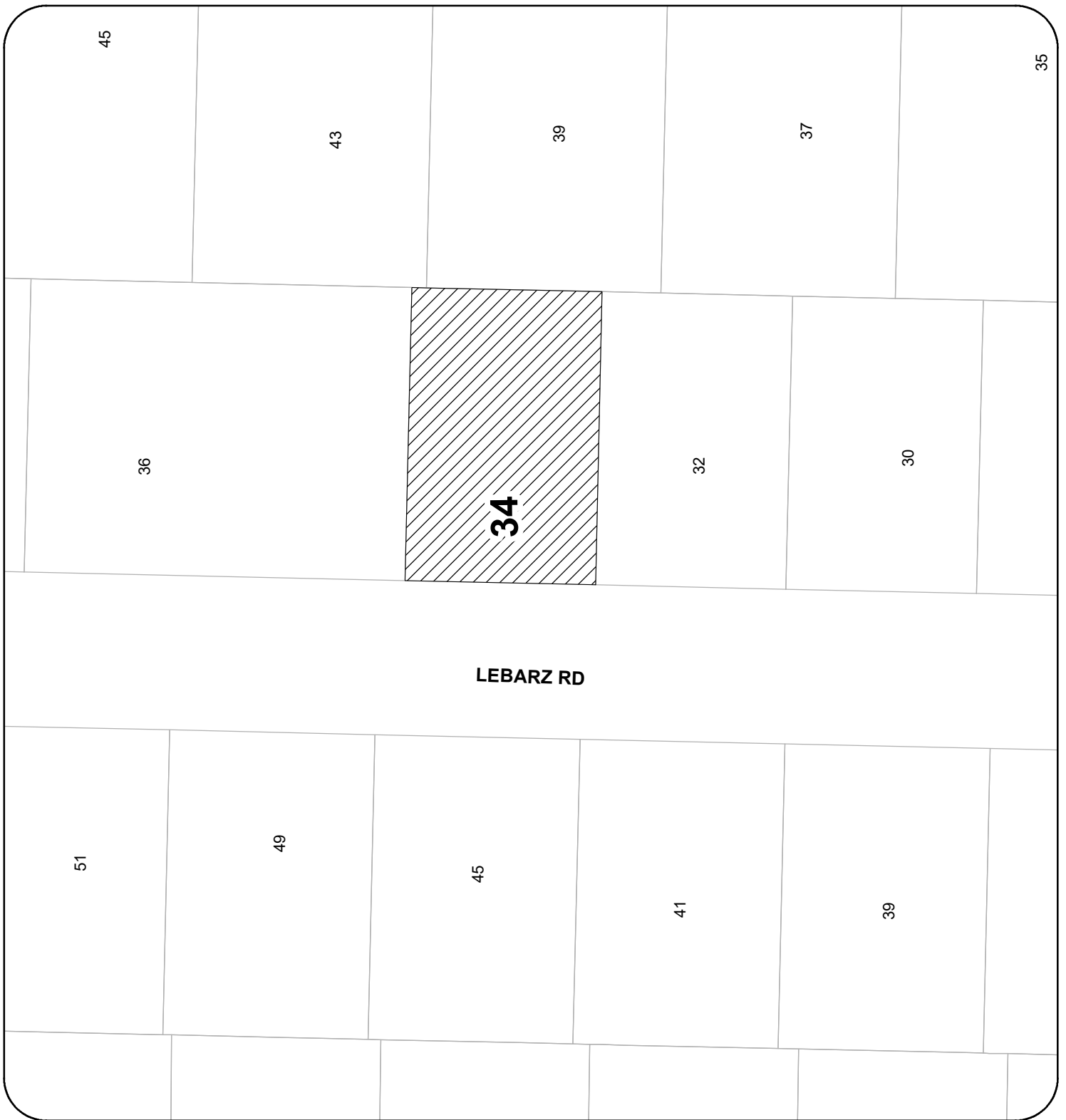
Zoning Regulations: Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

“Section 6.5.2 – Projections into Yards

Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units must be located to the rear of a principal building and shall not be located closer than 4.5m from the side lot lines or closer than 3m from the rear property lines.”

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 2018-SEP-10 to 2018-SEP-20, inclusive. Questions or comments can also be sent by email to: planning@nanaimo.ca.

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00702

LOCATION PLAN



Subject Property

Civic: 34 Lebarz Road

Legal Description: LOT A, (DD D52276), SECTION 2,
NANAIMO DISTRICT AND SECTION 17, RANGE 4,
CRANBERRY DISTRICT, PLAN 20851

Site Plan showing proposed building and retaining wall location on:
 Lot 11, Section 2,
 Nanaimo District, Plan 20851.

Client: Stan Frajman

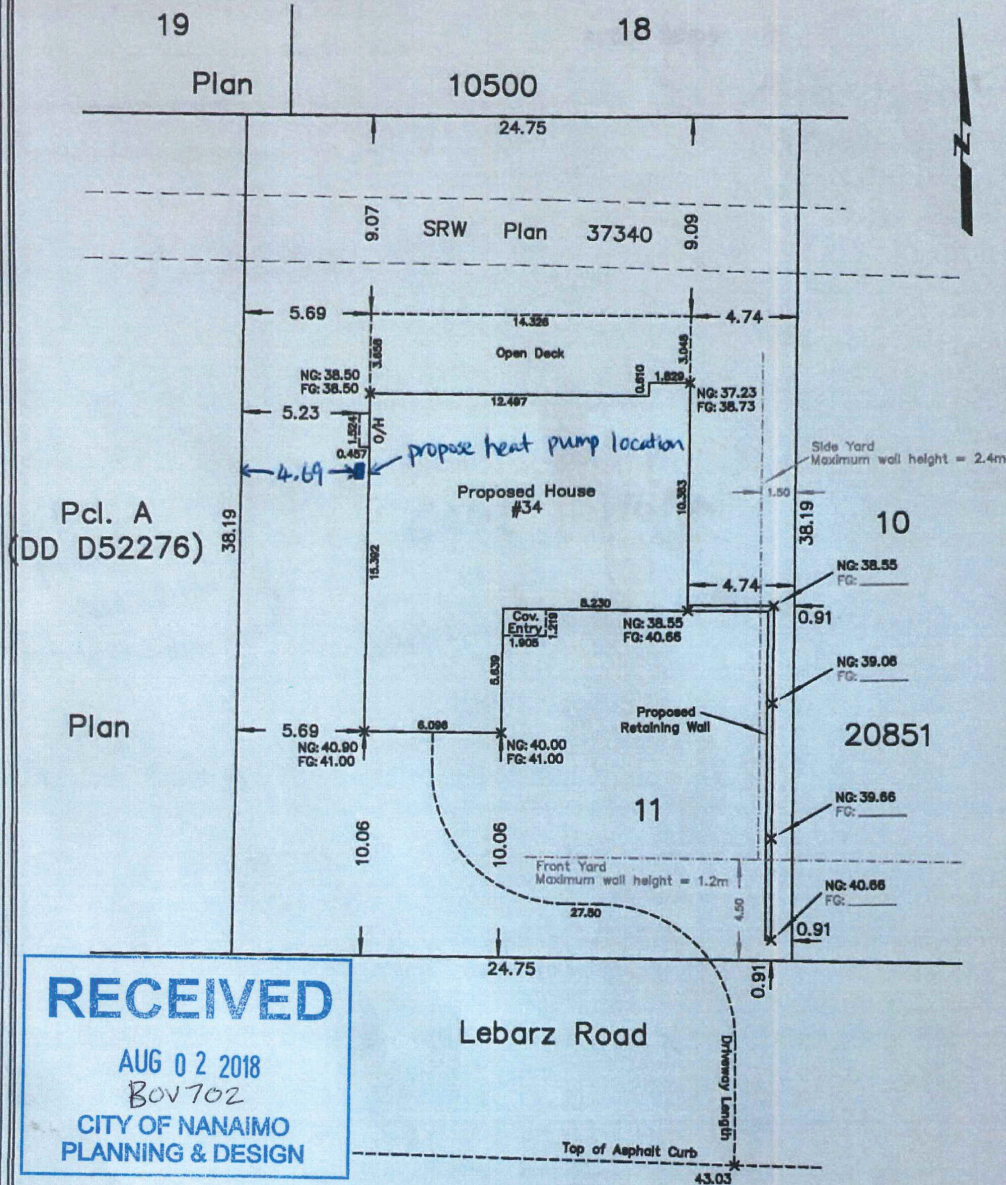
Chk Address: 34 Lebarz Road, Nanaimo

File: 17-077

Date: January 30th, 2018

Scale: 1:250

Drawn by: DRW



RECEIVED
 AUG 02 2018
 BOV702
 CITY OF NANAIMO
 PLANNING & DESIGN

Proposed Building Height

Average natural grade = 39.04
 Average finished grade = 39.98
 Allowable building height = 9.00
 Maximum building elevation = 48.04
 Proposed roof peak elevation = 46.39
 Proposed main floor = 41.46
 Proposed garage slab = 41.00
 Maximum garage slab = 47.72
 Minimum garage slab = 38.53
 B.C.L.S. has been retained to pin foundation location.

Note:

Wall height is measured from natural grade (NG) or finished grade (FG), whichever is lower, to the highest part of the wall.

Distances and elevations are in metres.
 Geodetic elevations are derived from control monument 79H9381 (CVD28BC Datum).

Turner & land surveying

250.753.9778
 605 Comox Road
 Nanaimo, BC V9R 3J4

Certified correct this 30th day of January, 2017.

B.C.L.S.

(This document is not valid unless originally signed and sealed.)