



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2019-MAR-21, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00715

**Applicant:** Tim Magnus (on behalf of Andreas Von Ritschl and Eulla Von Ritschl)

**Civic Address:** 3072 HAMMOND BAY ROAD

**Legal Description:** LOT 3, SECTION 9, WELLINGTON, PLAN 13866

**Purpose:** Zoning Bylaw No. 4500 permits fences and retaining walls up to 1.2m in height in a front yard in the R1 zone. The applicant is requesting a variance to allow a 4.4m high retaining wall and a 1.2m high fence with a total combined height of 5.6m in the front yard in order to replace an existing retaining wall and guardrail that has collapsed. This represents a variance of 4.4m.

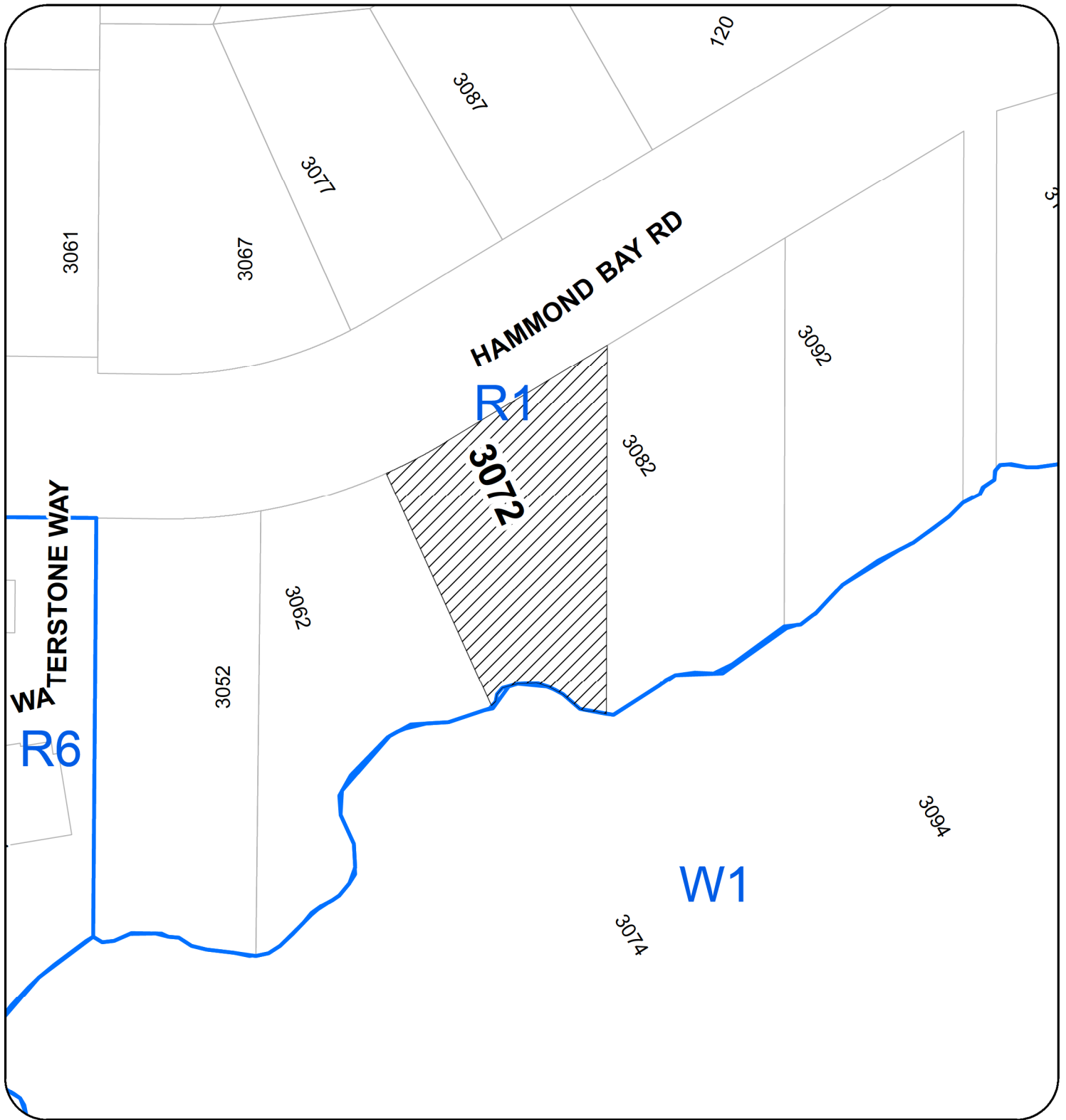
**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 6.10.2 – Fence Height*

*The height of a fence shall not exceed 1.2m in a front yard in the R1 zone.*

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-MAR-11 to 2019-MAR-21 inclusive. Questions, comments, or written submissions can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca).

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00715 LOCATION PLAN



Subject\_Property

CIVIC: 3072 HAMMOND BAY ROAD  
LEGAL DESCRIPTION: LOT 3, SECTION 9, WELLINGTON, PLAN 13866  
(FORESHORE LICENCE 109657 ON FOLIO 19061.700)

