



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-APR-18, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00716

Applicant: Gerald Wayne Brown and Christine Dilys Maxwell

Civic Address: 924 CASSANDRA PLACE

Legal Description: LOT 31, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN 36771

Purpose: Zoning Bylaw No. 4500 requires a minimum rear yard setback of 7.5m and a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting two variances:

- To allow a rear yard setback of 7.05m in order to legalize the siting of an existing solarium. This represents a variance of 0.45m.
- To allow a side yard setback of 1.24m in order to construct an open deck that will accommodate a wheelchair ramp on the west side of the existing single residential dwelling. This represents a variance of 0.26m.

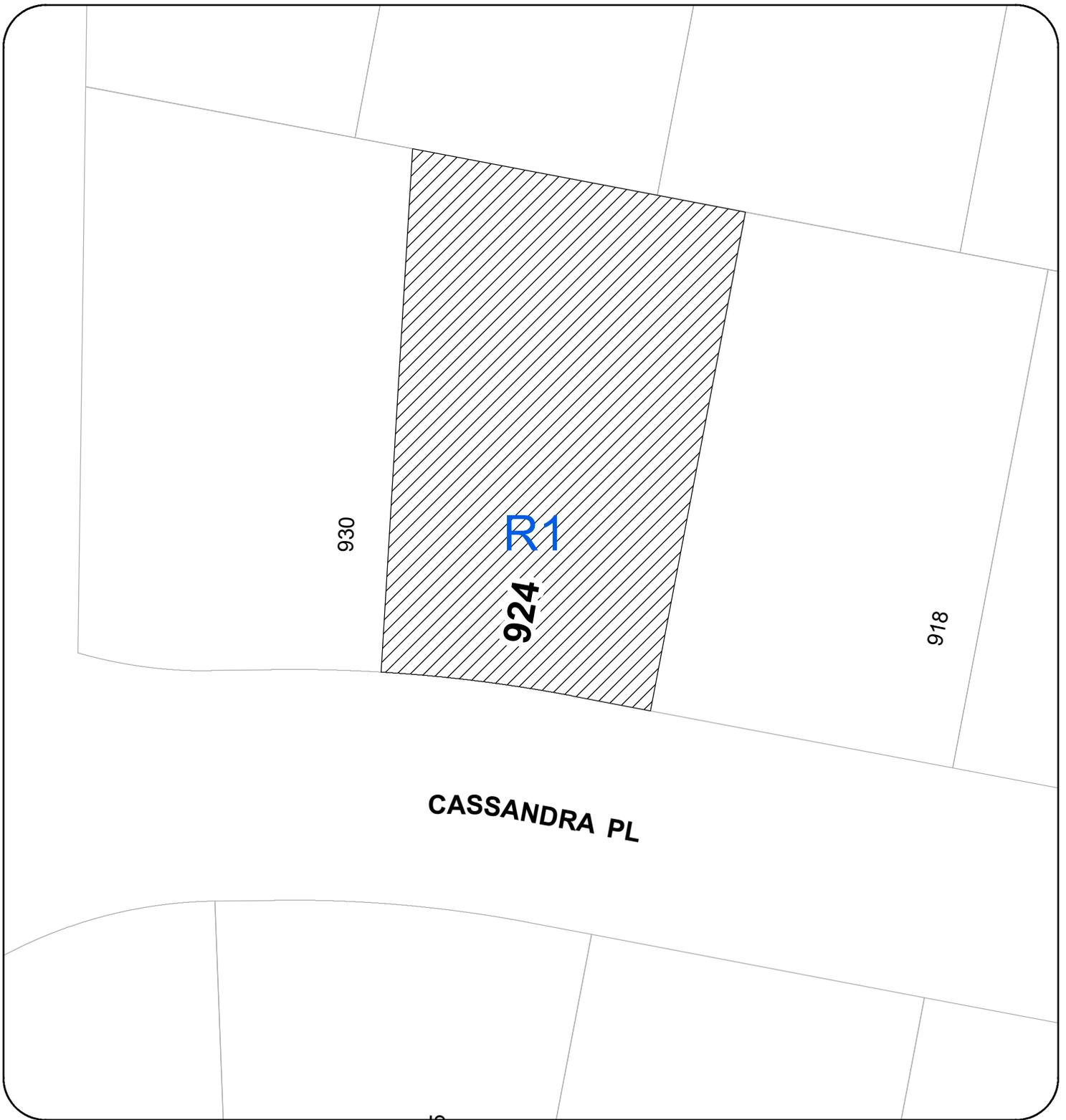
Note: Wheelchair ramps are exempt from setback requirements. No variance is required for the proposed ramp but a variance is required for the proposed deck.

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 Building
A minimum rear yard setback of 7.5m is required.
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-APR-08 to 2019-APR-18 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN



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LOCATION PLAN

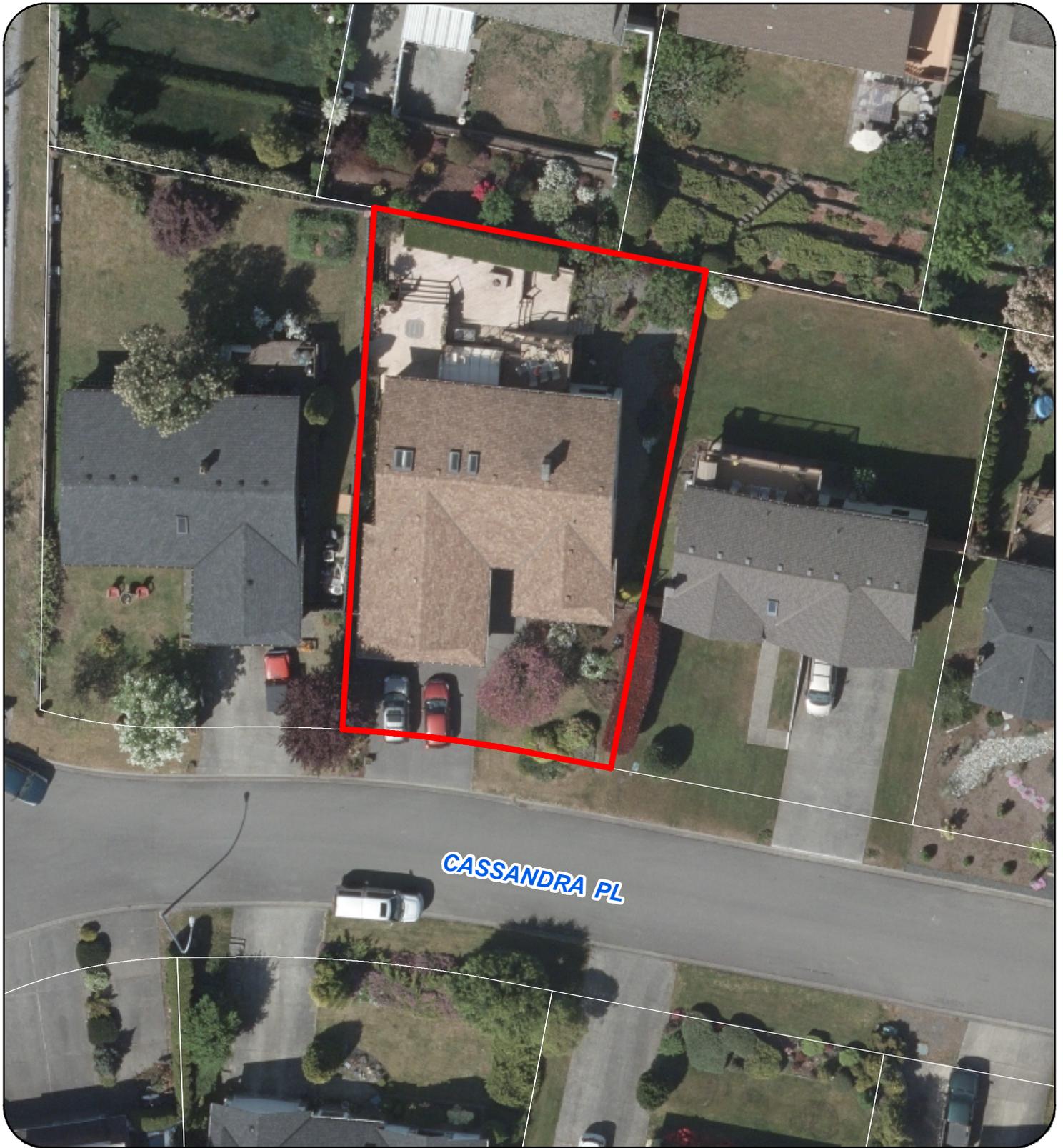
CIVIC: 924 CASSANDRA PLACE

LEGAL: LOT 31, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN 36771



Subject_Property

AERIAL PHOTO



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