



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2020-FEB-20, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: **BOV00734**

Applicant: Andre Merlet (Do It Right Properties Inc.)

Civic Address: 178 Bryden Street

Legal Description: Parcel A (DD 34047n) of Lots 73 and 74, Block 5, Newcastle Townsite, Section 1, Nanaimo District, Plan 584

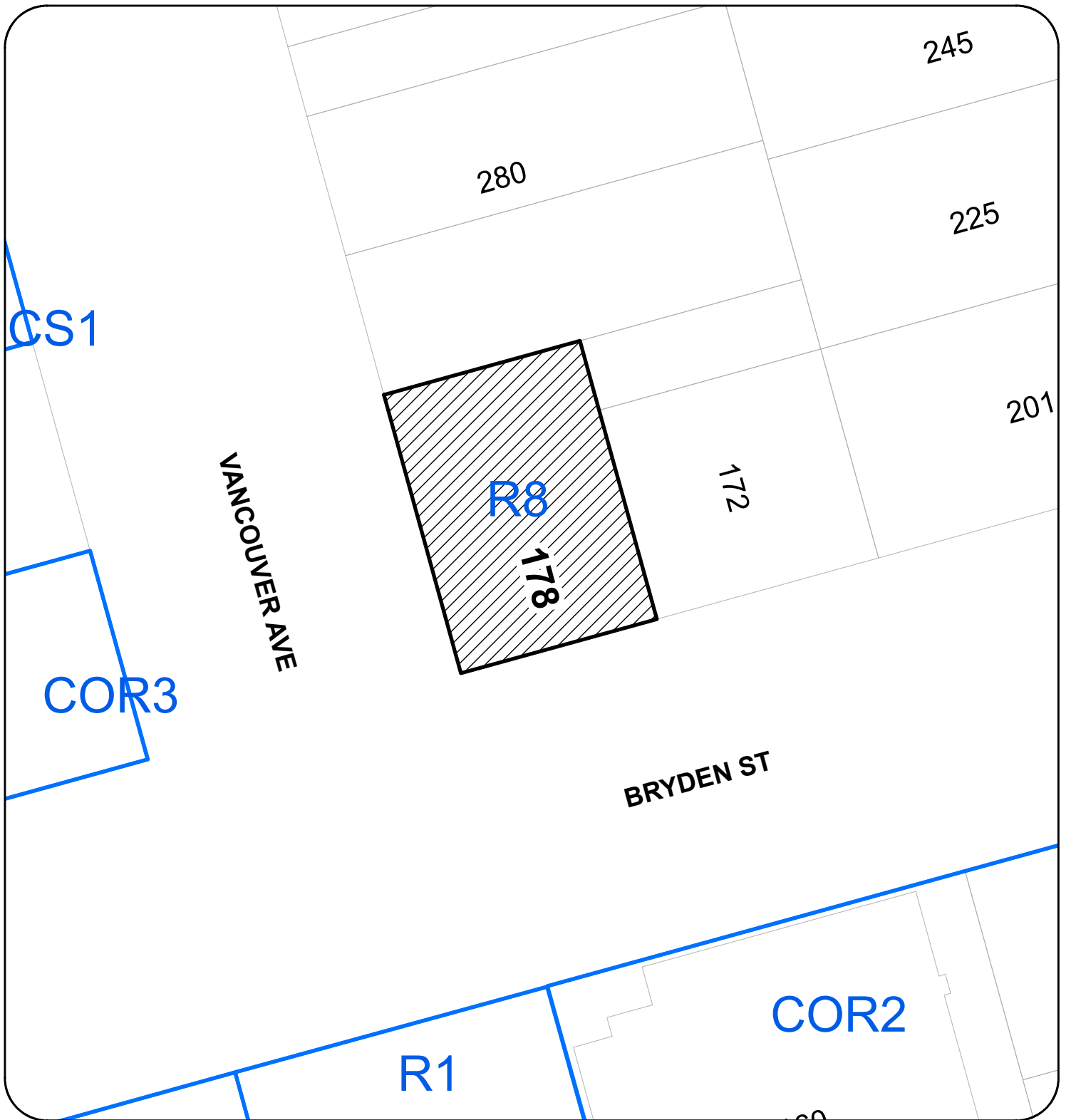
Purpose: Zoning Bylaw No. 4500 requires a minimum rear yard setback of 10.5m in the R8 zone. The applicant is requesting a rear yard setback of 4.55m in order to reconstruct and legalize the location of an existing deck. This represents a rear yard setback variance of 6.05m.

Zoning Regulations: Medium Density Residential – R8. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”:

*Section 7.5.1 – Siting of Buildings
A minimum rear yard setback of 10.5m 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. More information about this application can be found online at www.nanaimo.ca/whatsbuilding. This application may be reviewed with Staff at the Development Services Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4220), during normal business hours, Monday to Friday, excluding statutory holidays, from 2020-FEB-07 to 2020-FEB-20 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca.

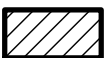
LOCATION PLAN



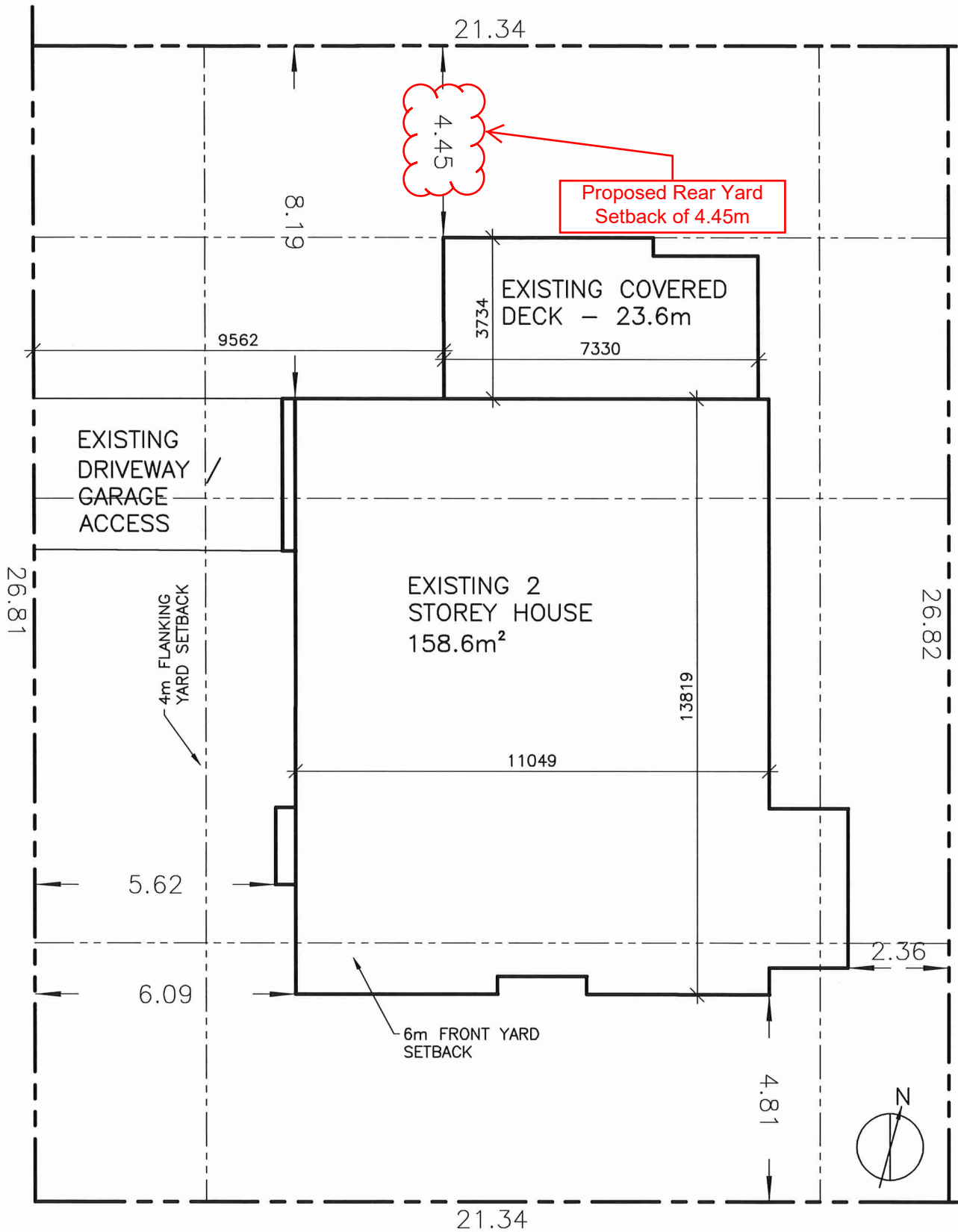
BOARD OF VARIANCE NO. BOV00734

LOCATION PLAN

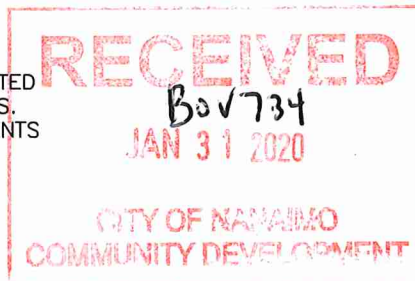
CIVIC: 178 BRYDEN STREET
LEGAL: PARCEL A (DD 34047N) OF LOTS 73 AND 74, BLOCK 5
NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584



SUBJECT PROPERTY



NOTE:
 DRAWING PREPARED FROM SURVEY
 CREATED BY TURNER AND ASSOCIATED
 SURVEY TO DISPLAY SETBACK LINES.
 NOT TO BE USED FOR MEASUREMENTS



178 BRYDEN STREET SITE PLAN
 SCALE: 1:125
 DRAWN: KYLE RILEY