



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2022-JUN-02, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO:	BOV00759
Applicant:	CATHERINE POWER
Civic Address:	231 FERNTREE PLACE
Legal Description:	STRATA LOT 202, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Purpose:	The "City of Nanaimo Zoning Bylaw 2011 No. 4500" (Zoning Bylaw) requires a minimum setback of 6m for a garage door facing a street; and a maximum allowable building height of 3m from the curb level within the R1 Single Dwelling Residential zone. The applicant is requesting to reduce the minimum required garage door setback from 6.0m to 1.84m, and to increase the maximum allowable building height, as measured from curb level, from 3m to 3.33m in order to allow a structural addition (garage) to an existing single residential dwelling. This represents a garage door setback variance of 4.16m and a building height variance of 0.33m.
Zoning Regulations:	Single Dwelling Residential – R1 The applicant is requesting two variances to the Zoning Bylaw: <i>Section 7.5.3 – Siting of Buildings</i> <i>All garage doors and carport entrance ways facing a street on a single residential dwelling or duplex must be setback at least 6m.</i> <i>Section 7.6.3 – Building Height</i> <i>Allows a maximum building height of 3m for buildings with a flat roof (<4:12 pitch) as measured from the curb level of the highest street abutting the property.</i>

You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

If you deem your property is affected by the proposed variance, you will be given an opportunity to be heard by the Board of Variance. Members of the public may submit comments in writing or pre-register to attend via Zoom. In-person attendance will not be permitted at this time.

WRITTEN SUBMISSION: To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., June 2nd, 2022 by emailing planning@nanaimo.ca, or by calling Sadie Robinson, Planner, at: 250-755-4460, Ext. 4302.

ATTEND IN-PERSON (ELECTRONICALLY): To attend electronically as a delegation, you must register no later than 11:00 a.m., Friday May 27th, 2022 by emailing: planning@nanaimo.ca, or by calling Sadie Robinson, Planner, at: 250-755-4460, Ext 4302.