



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, DECEMBER 4, 2013 AT 10:00 AM IN THE COUNCIL
CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC**

MEMBER ATTENDANCE:

Abi Tur, Chair
Raymond Vesely, Vice-Chair
Noordin Somji
Michael Barber

STAFF ATTENDEES:

Julie Peters, Committee Clerk
Wendy Tse, Planning Technician,
Community Development
John De Ruiter, Manager, Inspections,
Community Development

ABSENT

Gordana Askraba

The meeting was called to order at 10:03 am.

1. ADOPTION OF MINUTES

Moved by Noordin Somji, seconded by Michael Barber

THAT the following minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, August 7, 2013.

CARRIED UNANIMOUSLY

2. APPEAL

Nick and Philippa Hawley
1904 Larson Road, North Vancouver, BC

Applicant Presentation

- The house was built before Larson Road was built;
- A renovation approximately 18 years ago was completed to increase the size of the house by extending it further into the lot but no closer to the back line;
- A second renovation approximately 10 years ago was completed to replace the original house but on the same footprint;
- The roof is being replaced, thus the request to add a dormer at the back of the house;
- The variance is due to the location of the house on the site.

Staff Presentation

- The original house was built in 1912;
- The required setback for the rear yard is 55 feet based on the RS-1 Zone requirements;
- The house is sited only 19 feet from the rear lot line which is where the variance is needed;
- The hardship is that the house was originally sited too close to the rear lot line which is 'existing non-conforming use';
- The building complies with building code requirements;

- The bedroom being added is considered to be on the third floor and a balcony is required;
- There were no comments from the public or the Engineering Department.

Board Discussion

The Board then discussed the appeal of Nick and Philippa Hawley, 1904 Larson Road, North Vancouver, BC.

3. MAIN MOTION

Moved by Abi Tur, seconded by Ray Vesely

THAT the application of Nick Hawley, representing 1904 Larson Road, North Vancouver, BC, more particularly known as Lot E, Block 2, DL 547, Plan 1148, requesting a variance to the City’s Zoning Bylaw Part 5: “Residential Zone Regulations”:

1. Section 509(5)(b) “Siting Principal Building” to decrease the minimum rear yard setback, measured from the Principal Building to the eastern Lot Line, **from** 16.8 metres (55 feet) **to** 5.8 metres (19 feet).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated November 4, 2013.

CARRIED UNANIMOUSLY

4. ANY OTHER BUSINESS

Ray Vesely inquired about his term end date and staff notified him of the date. Abi Tur inquired if there would be a January 2014 Board of Variance meeting. Staff stated that it was likely there would be no need for a January 2014 meeting, however this would be confirmed within the next week.

5. ADJOURNMENT

It was moved by Abi Tur, seconded by Ray Vesely

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:18 am.

Certified true accurate records of the December 4, 2013 Board of Variance meeting:

“Original Signed By”

Abi Tur, Chair

“Signed on March 5, 2014”

Date