



MINUTES OF THE BOARD OF VARIANCE MEETING AT 10:00 A.M. IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, B.C. ON WEDNESDAY, DECEMBER 7, 2011

MEMBER ATTENDANCE:

Mr. Dan Sampson, Chair
Mr. Abi Tur, Vice Chair
Mr. Ray Vesely
Ms. Gordana Askraba

ABSENT:

Ms. Cynthia Ellacott

STAFF ATTENDANCE:

Ms. Penny Lurbiecki, Assistant City Clerk
Ms. Barbara Westmacott, Planner II, Community Development
Mr. John DuRiter, Assistant Manager, Inspections, Community Development

The meeting was called to order at 10:01 a.m.

1. ADOPTION OF MINUTES

Moved by Gordana Askraba, seconded by Ray Vesely

THAT the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, September 7, 2011.

CARRIED UNANIMOUSLY

2. APPEAL

Ms. Susan Parker, 2030 MacKay Avenue, North Vancouver, BC

Applicant Presentation

- Would like to enclose the carport to use as living space.
- The lot is an irregular shape and backs onto a riparian area.
- An addition in the back yard is not possible.

Staff Presentation

Staff offered the following comments:

- Briefly reviewed and described the application requested.
- The City received no correspondence from neighbours of objection to this application.
- The City's Community Development and Engineering, Parks & Environment Department have no issues with this variance application.

Gallery

There was no one present in the gallery to speak in opposition or in favour of this application.

Board Discussion

Board members reviewed the application of Ms. Susan Parker. The Board concurred that the required variances are minor.

It was moved by Gordana Askraba, seconded by Abi Tur

THAT the appellant Ms. Susan Parker, representing 2030 MacKay Avenue, North Vancouver, BC, more particularly known as Lot 3, Block 20, DL 552, Plan 4693, requesting a variance of the City's Zoning Bylaw re: "Size, Shape and Siting of Buildings for One-Unit Residential Use...", Part 5:

1. Section 509 (5)(c) to decrease the minimum required setback from the **northern** interior side lot line to the principal building from 1.524 metres (5.0 feet) to 1.37 metres (4.5 feet);
2. Section 509 (5)(c) to decrease the minimum required setback from the **southern** interior side lot line to the principal building from 1.524 metres (5.0 feet) to 1.37 metres (4.5 feet); and,

a variance of the City's Zoning Bylaw re: "General Parking and Access Regulations", Part 9;

3. Section 907 (2)(a) to permit vehicle parking to be sited in front of the front face of the principal building,

be **GRANTED** as per the plans submitted to the City of North Vancouver dated October 24, 2011.

CARRIED UNANIMOUSLY

3. APPEAL

Mr. Jason Latschislaw, 350 East 21st Street, North Vancouver, BC

Applicant Presentation

- Original owner had work done to the house without City building permits.
- Removal of previous renovations will cause damage to the property and neighbouring property.

Staff Presentation

Staff offered the following comments:

- Briefly reviewed and described the application requested.
- The City received no correspondence from neighbours of objection to this application.
- The City's Community Development and Engineering, Parks & Environment Department have no issues with this variance application.

Gallery

There was no one present in the gallery to speak in opposition or in favour of this application.

Board Discussion

Board members reviewed the application of Mr. Jason Latschislaw. The Board concurred that the required variances are minor.

It was moved by Abi Tur, seconded by Raymond Vesely

THAT the appellant Mr. Jason Latschislaw, representing 350 East 21st Street, North Vancouver, BC, more particularly known as Lot 25, Block 209, D.L. 546/550, Plan 3696, requesting a variance of the City's Zoning Bylaw re: "Size, Shape and Siting of Buildings for One-Unit Residential Use...", Part 5:

1. Section 514 (1) to increase the maximum allowable floor area of an Accessory Building from 41.3 square metres (445 square feet) to 51.5 square metres (554 square feet) for storage purposes only;
2. Section 514 (4) to increase the percentage of the Lot depth an Accessory Building may be located from the rear 25% of the Lot to the rear 45% of the Lot, measured from the Rear Lot Line; and,
3. Section 514 (5)(c) to reduce the minimum setback between an Accessory Building and a Principal Building from 3.05 metres (10.0 feet) to 0.0 metres (0.0 feet),

be **GRANTED** as per the plans submitted to the City of North Vancouver dated November 4, 2011.

CARRIED UNANIMOUSLY

4. APPEAL

Mr. Kevin Vallely, 368 Tempe Crescent, North Vancouver, BC

Applicant Presentation

- The house was built in 1969 and was built to 1967 Zoning Bylaw Regulations.
- The connecting building from main house to the garage was an addition done 23 years ago.
- Would like to utilize what is on the site changing the interior only and without increasing the footprint.

Staff Presentation

Staff offered the following comments:

- Briefly reviewed and described the application requested.
- The City received no correspondence from neighbours of objection to this application.
- The City's Community Development and Engineering, Parks & Environment Department have no issues with this variance application.

Gallery

There was no one present in the gallery to speak in opposition or in favour of this application.

Board Discussion

Board members reviewed the application of Mr. Kevin Vallely. The Board concurred that the required variances are minor.

It was moved by Abi Tur, seconded by Gordana Askraba

THAT the appellant, Mr. Kevin Vallely, representing 368 Tempe Crescent, North Vancouver, BC, more particularly known as Lot 91, Block 235, D.L. 546, Plan 3835, requesting a variance of the City's Zoning Bylaw re: "Size, Shape and Siting of Buildings for One-Unit Residential Use...", Part 5:

1. Section 410 (1)(e)(iii) to increase the distance an unenclosed balcony may project beyond the front face of the principal building into the front yard setback from 2.13 metres (7.0 feet) to 2.74 metres (9.0 feet);
2. Section 509 (3) to increase the maximum allowable lot coverage for the principal building from 30% of the lot area to 43% of the lot area; Section 509 (5)(b) to decrease the minimum rear yard setback from 35% times the lot depth to 22.5% times the lot depth;
3. Section 509 (5)(c) to decrease the minimum western interior side yard setback from 1.524 metres (5 feet) to 1.1 metres (3.5 feet); and,

Continued...

4. Section 514 (5)(c) to decrease the minimum distance an accessory building must be sited away from the principal building from 3.05 metres (10.0 feet) to 0.0 metres (0.0 feet),

be **GRANTED** as per the plans submitted to the City of North Vancouver dated November 8, 2011.”

CARRIED UNANIMOUSLY

5. **ANY OTHER BUSINESS**

Nil.

6. **ADJOURNMENT**

It was moved by Raymond Vesely, seconded by Gordana Askraba

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:45 a.m.

Certified true accurate records of the December 7, 2011 Board of Variance meeting:

“Original Signed by”

Dan Sampson, Chair

“Signed on January 4, 2012”

Date