



MINUTES OF THE MEETING OF THE BOARD OF VARIANCE HELD AT 10:00 A.M. IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, B.C. ON WEDNESDAY, JANUARY 4, 2012

MEMBER ATTENDANCE:

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

STAFF ATTENDANCE:

Ms. Penny Lurbiecki, Assistant City Clerk
Mr. Christopher Wilkinson, Planner I, Community Development
Mr. John DuRiter, Assistant Manager, Inspections, Community Development

ABSENT:

Ms. Cynthia Ellacott

The meeting was called to order at 10:00 a.m.

1. ADOPTION OF MINUTES

Moved by Ray Vesely, seconded by Gordana Askraba

THAT the following Minutes be adopted as circulated:

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

CARRIED UNANIMOUSLY

2. APPEAL

Mr. Shane Hodak of 568 West 28th Street

Applicant Presentation

- The first variance request is to provide a proper foundation for the existing building.
- The second variance request is extra allowance for lot coverage to attach a garage to the house as there is no rear lane access to the property.
- The third variance request is to allow secondary suite off street parking in front of the house.

Staff Presentation

Staff offered the following comments:

- Briefly reviewed and described the application requested.
- The City received no correspondence from neighbours of objection to or in support of 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. Shane Hodak. The Board concurred that the required variances are minor.

Moved by Abi Tur, seconded by Ray Vesely

"THAT the appellant, Mr. Shane Hodak, representing 568 West 28th Street, North Vancouver, BC, more particularly known as Lot C, Block 243A, D.L. 554, Plan 12980, 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 (3) to increase the maximum allowable Principal Building Lot Coverage from 30% (1,640 square feet) to 38.5% (2,105 sq.ft.);
2. Section 509 (5)(b) to decrease the minimum required rear yard setback from the northern rear lot line to the Principal Building from 9.91 metres (32.5 feet) to 7.0 metres (23 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 one vehicle parking stall to be sited in front of the front face of the principal building.

CARRIED UNANIMOUSLY

3. ANY OTHER BUSINESS

Annual Parking Passes will be included in the next Board of Variance Agenda Package.

4. ADJOURNMENT

The meeting adjourned at 10:22 a.m.

Certified true accurate records of the January 4, 2012 Board of Variance meeting:



Chair



Date