



**AGENDA OF THE BOARD OF VARIANCE MEETING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON WEDNESDAY, DECEMBER 7, 2022 AT 10:00 AM**

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**CALL TO ORDER**

**ADOPTION OF MINUTES**

1. Board of Variance Meeting Minutes, July 6, 2022

**APPEAL APPLICATIONS**

2. Walter Harrer, Owner  
223 East 20<sup>th</sup> Street, North Vancouver, BC

The applicant is requesting the following variances to the City's "Zoning Bylaw, 1995, No. 6700" for Part 5: Residential Zone Regulations:

- Section 509(5)(c) – Siting for the Principal Building shall be sited not less than 0.64 metres (2.1 feet) from the Interior Side Lot Line, in order to allow for a dormer addition on the west portion of the roof; and
- Section 410(1)(b)(i) – Siting exception for eaves, cornices, and gutters projecting from the Principal Building shall be varied to allow for a projection setback of 0.03 metres (0.1 feet) from the Interior Side Lot Line, in order to allow for a roof overhang projecting from the dormer on the west portion of the roof.

The appeal, if approved, would permit the applicant to retain a principal building dormer addition that has been constructed without permits. Staff note that the principal building is already sited in non-conformance with City regulations particularly along the western lot line, which has been presumed to be constructed well before the current iteration of the Zoning Bylaw and the respective setback regulations noted above.

**ANY OTHER BUSINESS**

**ADJOURN**

Members of the public who wish to attend are requested to advise Tanis Huckell, Committee Clerk, at 604.990.4231 or email at [thuckell@cnv.org](mailto:thuckell@cnv.org) by the deadline of 5:00pm on Tuesday, December 6, 2022.

Speakers' comments will be recorded and will form part of the public record.