



Minutes of the Board of Variance held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on **Wednesday, April 7, 2010 at 10:00 a.m.**

PRESENT:

BOARD MEMBERS:

Mr. Dan Sampson, Chair
Mr. Patrick Poyner, Vice Chair
Mr. Cynthia Ellacott
Mr. Abi Tur
Mr. Raymond Vesely

STAFF MEMBERS:

Ms. Penny Lurbiecki, Committee Clerk, City Clerk's Department
Mr. Christopher Wilkinson, Planning Technician, Community Development Department
Mr. John de Ruiter, Assistant Manager, Inspections, Community Development Department

ABSENT:

Nil.

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

1. ADOPTION OF MINUTES

It was moved by Raymond Vesely, seconded by Patrick Poyner

THAT the Minutes of the Board of Variance meeting of December 2, 2009 be adopted as circulated.

CARRIED UNANIMOUSLY

2. APPEAL

Tara Walsh
356 East Keith Road

Requested variances:

The applicant is 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)(a) to reduce the required Front Yard Setback from 7.62 metres (25 feet) to 7.32 metres (24 feet); and
2. Section 509(5)(c) to reduce the required eastern Interior Side Yard Setback from 1.524 metres (5.0 feet) to 1.4 metres (4.6 feet).

Note: The appeal, if approved, would allow the applicant to repair the existing southern porch in its current location. Maintaining the existing 28.8 square metre (310.0 square feet) porch will allow the applicant to renovate the basement and add a new basement door fronting East Keith Road.

Applicant Presentation

The owner and applicant, Ms. Tara Walsh was in the gallery to support the application and presented an overview with the following points noted:

- Character home, 1924, needs extensive work;
- Have approval from all neighbours;
- Don't want to change the existing look of the house but is in need of structural repair on the front porch and foundation work.
- Would like to extend the basement out underneath the porch to put in a suitable secondary suite.
- The porch needs to be repaired regardless of basement suite.
- The house was built prior to the existing bylaws.

Staff Presentation

Staff offered the following comments:

- The City received no telephone calls or enquiries on this variance.
- Additional code complexities such as the basement suite will be addressed under separate permits.

Opposition

There was no one present in the gallery to oppose the application and the City received no correspondence in opposition of the application.

Board Discussion

Board members reviewed the application of Ms. Tara Walsh. The Board concurred that the required variances are minor.

It was moved by Cynthia Ellacott, seconded by Patrick Poyner

THAT the appeal of Ms. Tara Walsh of 356 East Keith Road, North Vancouver, BC, more particularly known as Lot 21, Block 106, D.L. 550, Group 1, Plan 1010 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)(a) to reduce the required Front Yard Setback from 7.62 metres (25 feet) to 7.32 metres (24 feet); and
2. Section 509(5)(c) to reduce the required eastern Interior Side Yard Setback from 1.524 metres (5.0 feet) to 1.4 metres (4.6 feet).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated March 4, 2010.

CARRIED UNANIMOUSLY

3. APPEAL

John A. Stephen
417 West 24th Street

Requested variance:

The applicant is 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)(a) to reduce the required Front Yard Setback from 7.62 metres (25 feet) to 5.85 metres (19.2 feet).

Note: The appeal, if approved, would allow the applicant to legalize the most northern 5.0 square metre (54.0 square feet) portion of the main floor, which was part of the existing porch. Maintaining this portion of the main floor will allow the applicant to renovate the home in its existing location.

Applicant Presentation

The owner and applicant, Mr. John Stephen was in the gallery to support the application and presented an overview with the following points noted:

- The applicant would like to bring his 1920 character home back to its original character;
- The applicant intends on lifting the house to achieve headroom in the basement for a basement suite;
- The porch was enclosed years ago without a permit but the footprint was not changed.
- The house was built prior to the existing bylaws.

Staff Presentation

Staff offered the following comments:

- The City received no telephone calls or enquiries on this variance.
- Additional code complexities such as the basement suite will be addressed under separate permits.

Opposition

There was no one present in the gallery to oppose the application and the City received no correspondence in opposition of the application.

Board Discussion

Board members reviewed the application of Mr. John A. Stephen. The Board concurred that the required variances are minor.

It was moved by Patrick Poyner, seconded by Abi Tur

THAT the appeal of Mr. John Stephen of 417 West 24th Street, North Vancouver, BC, more particularly known as Lot 10, Block 212, D.L. 544, Group 1, NWD Plan 2838 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)(a) to reduce the required Front Yard Setback from 7.62 metres (25 feet) to 5.85 metres (19.2 feet)

be **GRANTED** as per the plans submitted to the City of North Vancouver dated March 4, 2010.

CARRIED UNANIMOUSLY

2. **ANY OTHER BUSINESS**

Nil.

3. **ADJOURNMENT**

It was moved by Patrick Poyner, seconded by Abi Tur

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:17 a.m.



Dan Sampson, Chair

July 7 / 2010
Date