



AGENDA FOR A MEETING OF THE BOARD OF VARIANCE TO COMMENCE AT 10:00 AM IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC ON WEDNESDAY, FEBRUARY 1, 2017

CALL TO ORDER

ADOPTION OF MINUTES

1. Board of Variance Meeting Minutes, November 2, 2016.

APPEAL APPLICATIONS

2. **Donna Webber, Owner**
215 West 6th 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":

1. Section 509(5) "Siting (Principal Building)" (b) be varied to reduce the required 12.8 meters (42 feet) setback from the Rear Lot Line to:
 - a. 9.5 meters (31 feet) for the wall of the Principal Building;
 - b. 11.3 meters (37 feet) for the wall of the attached garage; and
 - c. 10.24 meters (33.6 feet) for the wall of the attached greenhouse.
2. Section 410 Siting Exceptions (1) (e) be varied to permit Unenclosed Porch and steps to project beyond the wall of the attached garage by 2.8 metres (9.2 feet) to the Rear Lot Line thereby allowing the Unenclosed Porch and steps attached to the principal building via the attached garage to be setback 8.47 meters (27.8 feet) to the Rear Lot Line as per Building Permit BLD2016-09857 drawings.

The appeal, if approved, would reduce the Rear Lot Line setback by 3.4 meters (11 feet) to the wall to permit a proposed 11.62 square meter (125.09 square foot) main floor and a 5.8 square meters (61.9 square foot) enclosed porch addition.

The appeal, if approved, would also reduce the Rear Lot Line setback by 1.5 meters (5 feet) to legalize the existing attached garage. It would also reduce the Rear Lot Line setback by 2.56 meters (8.4 feet) to legalize the existing attached greenhouse.

Finally, the appeal, if approved, would reduce the required setback for the proposed Unenclosed Porch and steps from 10.7 meters (35 feet) to 8.47 meters (27.8 feet) to the Rear Lot Line.

**3. Randall Wong, Owner
2353 Jones Avenue, North Vancouver, BC**

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

1. Section 509(5) "Siting (Principal Building)" (d) be varied to reduce the required 3.04 meter (9.98 feet) setback from the Exterior Side Lot Line to 1.19 meter (3.9 feet) for the wall of the Principal Building to the Exterior Side Lot Line (West 24th Street).
2. Section 410 Siting Exceptions (1) (b) (ii) be varied to permit the eaves and gutters to project beyond the face of the Principal Building by 0.49 meters (1.6 feet) to the Exterior side lot line thereby allowing the eaves and gutters on the Principal Building to be setback 0.7 meters (2.3 feet) from the Exterior Side Lot Line (West 24th Street).

The appeal, if approved, would reduce the exterior side setback by 1.85 meters (6.08 feet) to the principal building wall and 0.7 meter (2.3 feet) to the roof eaves and gutters permit a proposed 4.12 square meter (45 square feet) bedroom addition to the existing dwelling.

ANY OTHER BUSINESS

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