



**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,**
JULY 5, 2017**

CALL TO ORDER

ADOPTION OF MINUTES

1. Board of Variance Meeting Minutes, June 7, 2017.

APPEAL APPLICATIONS

2. **Thomas Frauenberger, Thomas Frauenberger Design Consulting
2513 Jones Avenue, North Vancouver, BC**

The applicant is requesting the following variances to the City's Zoning Bylaw, 1995. No. 6700 for Part 4: General Regulations and Part 5: Residential Zone Regulations:

1. Section 509(4) Height (Principal Building) (a) be varied to state the Height Envelope shall not exceed 5.73 metres (18.8 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet).
2. Section 509(5) Siting (Principal Building) (a) be varied to reduce the required 7.62 metre (25 feet) setback from the Front (east) Lot Line to 5.43 metres (17.80 feet) for the wall of the Principal Building.
3. Section 509(5) Siting (Principal Building) (c) be varied to reduce the required 1.524 metre (5 feet) setback from the northern Interior Side Lot Line to 0.91 metres (3 feet) for the wall of the Principal Building.
4. Section 410(1) Siting Exceptions (b)(i) be varied to reduce the required 0.76 metre (2.5 feet) setback from the northern Interior Side Lot Line for eaves and gutters to 0.38 metres (1.25 feet).
5. Section 410(1) Siting Exceptions (b)(iii) be varied to reduce the required 5.49 metre (18 feet) setback from the Front (east) Lot Line for eaves and gutters to 4.72 metres (15.47 feet).
6. Section 410(1) Siting Exceptions (e)(iii) be varied to reduce the required 5.49 metre (18 feet) setback from the Front (east) Lot Line for steps to 4.11 metres (13.5 feet).
- 7.

On May 29, 2017, the City received a Building Permit application to lift the main and upper levels of the existing Principal Building on the subject lot by approximately 1.5 feet in order to add head-room height to the existing basement level and accommodate the addition of a secondary suite and garage. No further changes to the main and upper levels are proposed, and no changes to the Siting of the Principal Building are proposed.

The Zoning Bylaw restricts the Height Envelope of Principal Buildings in the RS-1 Zone to 4.57 metres (15 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet). The appeal, if approved, would restrict the Height Envelope of the building to 5.73 metres (18.8 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet). The 1.16 metres (3.8 feet) increase from 4.57 metres (15 feet) is required to accommodate the dormer along the west elevation of the building which, without a variance to the Height Envelope, would project beyond the permitted Height Envelope as a result of the additional height (see Attachment 1).

The appeal, if approved, would also reduce the required Front (east) Lot Line setback by 2.19 metres (7.2 feet) and the required northern Interior Side Lot Line setback by 0.61 metres (2 feet) to the wall of the Principal Building to permit the building to be sited at its current existing legally non-conforming location after the renovation.

Finally, if approved, the appeal would reduce the required Front (east) Lot Line setback by 0.77 metres (2.53 feet) and the required northern Interior Side Lot Line setback by 0.38 metres (1.25 feet) to the eaves and gutters of the Principal Building, as well as reduce the required Front (east) Lot Line setback by 1.37 metres (4.5 feet) to the steps of the Principal Building front porch. This would permit the building to be sited at its current existing legally non-conforming location after the renovation.

ANY OTHER BUSINESS

ADJOURN