



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, NOVEMBER 1, 2017.

CALL TO ORDER

ADOPTION OF MINUTES

1. Board of Variance Meeting Minutes, October 4, 2017.

APPEAL APPLICATIONS

2. **Sarah Rogers**
245 West 23rd Street, North Vancouver, BC

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

1. Section 410(1) "Siting Exceptions for One Unit and Two Unit Residential Zones" (e)(i) be varied to reduce the required 0.76 metre (2.5 feet) setback from the western interior Side Lot Line to 0.06 metres (0.2 feet) for the main level deck walkway.
2. Section 410(1) "Siting Exceptions for One Unit and Two Unit Residential Zones" (e)(iii) be varied to reduce the required 12.27 metre (40.25 feet) setback from the Rear (south) Lot Line to 8.78 metres (28.8 feet) for the main level rear deck and to 10.42 metres (34.2 feet) for the upper level rear deck.
3. Section 412 "Size, Shape and Siting of Accessory Structures in One Unit and Two Unit Residential Zones" (2) "Siting" (a) and (c) be varied to state the following with regards to Siting of Accessory Structures including fences:
 - (a) When not exceeding 1.98 metres (6.5 feet) in Height may be sited on any portion of the Lot (*as opposed to 1.22 metres [4 feet]*);
 - (c) When not exceeding 2.82 metres (9.25 feet) in Height for fences and 3.35 metres (11 feet) in Height for trellises may be sited to the rear of the front face of a Principal Building on the Lot (*as opposed to 1.83 metres [6 feet]*).
4. Section 412 "Size, Shape and Siting of Accessory Structures in One Unit and Two Unit Residential Zones" (2) "Siting" (d) be waived to permit Accessory Structures exceeding 1.83 metres (6 feet) in Height to be sited within the required setback distances for Principal Buildings in the RS-1 Zone from the Rear, Front, and western Interior Side Lot Lines.

Continued...

APPEAL APPLICATIONS – Continued**2. Sarah Rogers
245 West 23rd Street, North Vancouver, BC – Continued**

5. Section 509(3) “Lot Coverage” be varied to increase the permitted Lot Coverage for the Principal Building from 30% to 39%.

The appeal, if approved, would allow the applicant to legalize the following existing unauthorized structures as shown on the building permit application plans for BLD2017-10346:

- A main level rear (south) deck (approximately 31.51 square metres [339.14 square feet] in area) with an adjoining walkway along the west elevation
- An upper level rear (south) deck (approximately 16.56 square metres [178.22 square feet] in area)
- Fencing and a trellis structure along the property’s western edge.

The appeal, if approved, would allow the existing main level rear deck and adjoining walkway to be sited 0.06 metres (0.2 feet) from the western interior Side Lot Line and 8.78 metres (28.8 feet) from the Rear (south) Lot Line. It would also allow the existing upper level rear deck to be sited 10.42 metres (34.2 feet) from the Rear (south) Lot Line.

The appeal, if approved, would allow the existing fence and trellis structure along the western edge of the property to remain, with minor modifications proposed at the rear portion of the fence adjacent to the walkway and main level rear deck.

Lastly, if approved, the appeal would allow the Lot Coverage of the Principal Building (which is inclusive of all attached decks, porches and balconies) to reach a maximum of 39% of the Lot area (as opposed to a maximum of 30% permitted under the Zoning Bylaw).

ANY OTHER BUSINESS**ADJOURN**