



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, OCTOBER 4, 2017.

CALL TO ORDER

ADOPTION OF MINUTES

1. Board of Variance Meeting Minutes, September 6, 2017.

APPEAL APPLICATIONS

2. **Behrouz Monadzadeh, Owner**
306 East Keith Road, North Vancouver, BC

The applicant is requesting a variance to the City's "Zoning Bylaw, 1995, No. 6700", for Part 9: Parking and Access Regulations:

1. Section 906(4) "Access Points, Driveway Slope and Vision Clearance" (f) "Setbacks from Intersections" be varied to reduce the required 4.52 metre (15 feet) setback distance between a driveway crossing and the point of intersection between a Street and a lane to 3.05 metres (10 feet).

The City has received a Development Permit application to permit construction of a new duplex building with accessory secondary suites (for a total of four dwelling units) on the subject lot. As required by the Zoning Bylaw, the proposal includes four vehicle parking spaces (one per dwelling unit). The parking spaces are proposed in the form of one unenclosed surface parking pad at the northeast corner of the site, flanked to the west by a detached 58.24 square metre (626.92 square foot) Accessory Building consisting of an enclosed double-car garage and one covered carport space near the northwest corner of the site. An existing single-family dwelling (constructed 1927) currently situated on the lot would be demolished.

For vision clearance purposes, the Zoning Bylaw requires all driveway crossings be located a minimum distance of 4.52 metres (15 feet) from the point of intersection (as measured from the intersection of property lines) of a Street and a lane, when such road allowances intersect at an interior angle of 135 degrees or less. A 1.52 metre (5 feet) portion of the proposed driveway crossing providing vehicle ingress and egress to the carport parking space would project into this required setback. The appeal, if approved, would reduce the required 4.52 metre (15 feet) setback distance by 1.52 metres (5 feet), which would allow the driveway location near the northwest corner of the property to remain as currently proposed.

APPEAL APPLICATIONS – Continued**3. Michael and Diana Macartney, Owners
418 East 20th Street, North Vancouver, BC**

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

1. Section 509(4) "Height (Principal Building)" (a) be varied to state the Height Envelope shall not exceed 4.80 metres (15.75 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 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 applicant proposes to construct a new single-family dwelling on the subject property in which a portion of the Top of Plate (underside of joist) at the upper level along the building's west elevation would project beyond the boundary created by the inward 45 degree angle of the Height Envelope by 0.23 metres (0.75 feet).

The appeal, if approved, would restrict the Height Envelope of the building to 4.80 metres (15.75 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 0.23 metre (0.75 feet) increase from 4.57 metres (15 feet) would bring the entirety of the building within the Height Envelope.

ANY OTHER BUSINESS**ADJOURN**