



**Minutes of the Board of Variance** held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on **Wednesday, September 7, 2011 at 10:00 a.m.**

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**PRESENT:**

**BOARD MEMBERS:**

Mr. Dan Sampson, Chair  
Mr. Cynthia Ellacott  
Ms. Gordana Askraba  
Mr. Raymond Vesely

**STAFF MEMBERS:**

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

**ABSENT:**

Mr. Abi Tur

The meeting was called to order at 10:06 a.m.

**1. ADOPTION OF MINUTES**

It was moved by Cynthia Ellacott, seconded by Gordana Askraba

**THAT** the Minutes of the Board of Variance meeting of April 7, 2011 be adopted as circulated.

**CARRIED UNANIMOUSLY**

**2. APPEAL**

Kevin Vallely  
2006 Grand Boulevard

***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 514 (5)(b) to reduce the minimum exterior setback side yard setback for an Accessory Building from 3.05 metres (10.0 feet) to 1.22 metres (4.0 feet);
2. Section 514 (5)(c) to reduce the minimum setback between an Accessory Building and a Principal Building from 3.05 metres (10.0 feet) to 1.75 metres (5.75 feet);

3. Section 514 (4) to increase the percentage of the Lot depth an Accessory Building may be located from the rear 25% of the Lot to the rear 29% of the Lot, measured from the Rear Lot Line;

And Part 9 "Parking and Access Regulations":

4. Section 906(4)(i)(i) to increase the maximum driveway slope in the first 6.1 metres (20.0 feet) from 10% to 12%.

The appeal, if approved, would allow the applicant to construct a new 34.3 square metre (369 square feet) detached garage east of the principal building. Driveway access to the garage would be provided at the same location as the existing driveway with a steeper slope. No portion of the garage would project over the 3.0 metre (9.84 feet) wide statutory right-of-way. The right-of-way abuts the rear eastern lot line and extends the length of the lot from West 20<sup>th</sup> Street to the northern interior lot line.

#### Applicant Presentation

- The original house was designed to face the side property line.
- There is an existing three metre easement that limits building a structure on the side property line.
- Aesthetically the garage for the house should be placed on the side property line.
- Have been working with the City to comply to a reasonable structure.

#### Staff Presentation

Staff offered the following comments:

- The City received four signatures in support of this application from surrounding neighbours and did not receive any correspondence or phone calls of objection to the application.

#### Opposition

There was no one present in the gallery to speak in opposition or in favour of this application.

#### Board Discussion

Board members reviewed the application of Mr. Kevin Vallely. The Board concurred that the required variances are minor.

It was moved by Ray Vesely, seconded by Gordana Askraba

"THAT the appellant Mr. Kevin Vallely, representing 2006 Grand Boulevard, North Vancouver, BC, more particularly known as DL 550 , Block 10B, Lot 1, Plan: 20902, requesting a variance of the City's Zoning Bylaw re: "Size, Shape and Siting of Buildings for One-Unit Residential Use...", Part 5:

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 514 (5)(b) to reduce the minimum exterior setback side yard setback for an Accessory Building from 3.05 metres (10.0 feet) to 1.22 metres (4.0 feet);
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3. Section 514 (4) to increase the percentage of the Lot depth an Accessory Building may be located from the rear 25% of the Lot to the rear 29% of the Lot, measured from the Rear Lot Line;

And Part 9 "Parking and Access Regulations":

4. Section 906(4)(i)(i) to increase the maximum driveway slope in the first 6.1 metres (20.0 feet) from 10% to 12%.

3. ANY OTHER BUSINESS  
Nil.

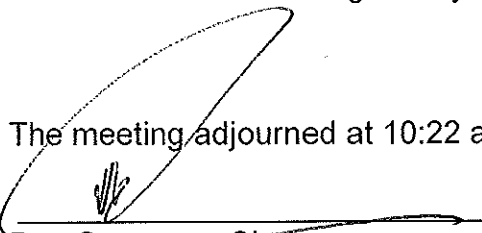
4. ADJOURNMENT

It was moved by Cynthia Ellacott, seconded by Ray Vesely

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:22 a.m.

  
Dan Sampson, Chair

Date

Dec 7/11