



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON  
WEDNESDAY, AUGUST 1, 2012 AT 10:00 A.M. IN THE COUNCIL CHAMBER,  
CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, B.C.**

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**MEMBER ATTENDANCE:**

Mr. Abi Tur, Chair  
Mr. Michael Barber  
Mr. Noordin Somji  
\*Mr. Raymond Vesely, Vice-Chair

**STAFF ATTENDEES:**

Ms. Julie Peters, Committee Clerk  
Ms. Barbara Westmacott, Planning Technician II,  
Community Development  
Ms. Lisa Chong, Building Inspector/Planchecker  
Community Development

**ABSENT:**

Ms. Gordana Askraba

The meeting was called to order at 10:00 a.m.

**1. ADOPTION OF MINUTES**

Moved by Noordin Somji, seconded by Michael Barber

**THAT** the following minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, July 4, 2012.

**CARRIED UNANIMOUSLY**

\*Mr. Raymond Vesely entered the meeting at 10:10 a.m.

**2. APPEAL**

Mr. Ryan Hultman, Residential Designer  
1521 Ridgeway Avenue, North Vancouver, B.C.

**Applicant Presentation:**

- Hardship is size/shape of lot and location of house on the property;
- Secured signatures from 6 neighbours in support of the application.

### **Staff Presentation:**

- The variance is for a minimum projection into the side yard;
- A 35 sq. ft. basement and a second storey would be added to the existing building;
- No correspondence from the public was received regarding this application;
- The City's Community Development and Engineering, Parks & Environment Departments have no issues with this variance application.

Moved by Noordin Somji, seconded by Raymond Vesely

**THAT** the application of Mr. Ryan Hultman, Residential Designer, representing 1521 Ridgeway Avenue, North Vancouver, B.C., more particularly known as Lot 24, Block 33, DL 550, Plan 1657, requesting a variance to the City's Zoning Bylaw re: "Size, Shape and Siting of Buildings for One-Unit Residential Use...", Part 5:

1. Section 509(5)(c) "Siting (Principal Building)" to reduce the minimum northern interior side yard setback from 1.524 metres (5 feet) to 1.16 metres (3.8 feet) to permit a basement addition with the northern exterior wall extending two feet west beyond the existing corner of the home such that it aligns with the existing main floor above.
2. Section 509(4)(a) "Height (Principal Building)" to increase the Height Envelope along the northern property line from 4.572 metres (15 feet) to 4.8 metres (15.75 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated July 9, 2012.

**CARRIED UNANIMOUSLY**

### **3. ANY OTHER BUSINESS**

- The Committee Clerk will investigate the time that other municipalities hold their Board of Variance meetings and prepare a report for discussion at the next meeting.

4. **ADJOURNMENT**

It was moved by Raymond Vesely, seconded by Noordin Somji

**THAT** the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 10:22 a.m.

Certified true accurate records of the August 1, 2012 Board of Variance meeting:

***“Original Signed By”***

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Abi Tur, Chair

***“Signed on October 3, 2012”***

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Date