MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON WEDNESDAY, SEPTEMBER 9, 2015 AT 10:00 AM IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC

MEMBERS PRESENT
Laurence Putnam, Chair
Pam Chilton, Vice-Chair
Natalia Pisarek

ABSENT
Noordin Somji

The meeting was called to order at 10:03 am.

ADOPTION OF MINUTES

Moved by Pam Chilton, seconded by Natalia Pisarek

THAT the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, May 6, 2015.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS

2. Variance: 654 West 17th Street, North Vancouver, BC

Moved by Natalia Pisarek, seconded by Laurence Putnam

THAT the application of Mohammad Reza Sairafi, representing the owners of 654 West 17th Street, North Vancouver, BC, and legally described as Lot C, Block 23, DL 547, Plan 1148, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 9: “Parking and Access Regulations” and Part 5: “Residential Zone Regulations”:

1. Section 907(2)(a) “Parking Location” to be varied to allow two, tandem, off-street parking stalls behind the front face of the principal building; and

2. Section 509(3) “Lot Coverage” to be varied to permit the total combined lot coverage for the principal building to be increased from 30% to 32% to allow the proposed front porch;

be GRANTED as per the plans submitted to the City of North Vancouver dated July 9, 2015.

CARRIED
APPEAL APPLICATIONS – Continued

3. Variance: 2132 Mackay Avenue, North Vancouver, BC

Moved by Natalia Pisarek, seconded by Laurence Putnam


1. Section 509(5)(a) “Siting (Principal Building)” to reduce the required 7.62 meters (25 feet) setback from the Front Lot Line to 4.5 meters (15 feet);

2. Section 907(2)(a) “Parking Location” to be varied to allow one, unenclosed, off-street parking space to be located in front of the face of the Principal Building; and

3. Vary the definition of “Height Envelope” to read “a three dimensional space by vertically projecting interpolated Building Grades from the two west Lot Lines and from the Top of Bank elevations, as determined by a Registered BC Land Surveyor, at the north and south property lines for the two east Lot Lines higher than the geodetic height of the top of plate of any Storey, to the maximum Height level (for RS-1 see Figure 5-2)”;

be DEFERRED to the next meeting of the Board of Variance.

CARRIED UNANIMOUSLY

4. Variance: 2124 Mackay Avenue, North Vancouver, BC

Moved by Laurence Putnam, seconded by Pam Chilton


1. Section 509(5)(a) “Siting (Principal Building)” to reduce the required 7.62 meters (25 feet) setback from the Front Lot Line to 4.5 meters (15 feet);

2. Section 907(2)(a) “Parking Location” to be varied to allow one, unenclosed, off-street parking space to be located in front of the face of the Principal Building; and
APPEAL APPLICATIONS – Continued

4. Variance: 2124 Mackay Avenue, North Vancouver, BC – Continued

3. Vary the definition of "Height Envelope" to read “a three dimensional space by vertically projecting interpolated Building Grades from the two west Lot Lines and from the Top of Bank elevations, as determined by a Registered BC Land Surveyor, at the north and south property lines for the two east Lot Lines higher than the geodetic height of the top of plate of any Storey, to the maximum Height level (for RS-1 see Figure 5-2)”; be DEFERRED to the next meeting of the Board of Variance.

CARRIED UNANIMOUSLY

ANY OTHER BUSINESS

Nil.

ADJOURNMENT

Moved by Laurence Putnam, seconded by Natalia Pisarek

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:24 am.

Certified a true and accurate record of the Board of Variance meeting of September 9, 2015.

“Original Signed By”

“Signed on October 7, 2015”

Laurence Putnam, Chair

Date