



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, MAY 1, 2013 AT 10:00 AM IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC.**

MEMBER ATTENDANCE:

Abi Tur, Chair
Michael Barber
Noordin Somji
Gordana Askraba

STAFF ATTENDEES:

Julie Peters, Committee Clerk
Christopher Wilkinson, Planner,
Community Development
John De Ruiter, Manager, Inspections,
Community Development

ABSENT

Raymond Vesely, Vice-Chair

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

1. ADOPTION OF MINUTES

Moved by Noordin Somji, seconded by Gordana Askraba

THAT the following minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, March 6, 2013.

CARRIED UNANIMOUSLY

2. APPEAL

Steve Bermann and Terri Broughton, Owners
2561 Western Avenue, North Vancouver, BC

Applicant Presentation:

- The hardship is related to aspects of the site; the pre-existing position of the house related to a previous sub-division;
- Compliance with the current bylaw would result in the loss of square footage on the proposed addition;
- The application received six signatures from neighbours supporting the application.

Staff Presentation:

- A brief description of the application was presented;
- The house was originally constructed in 1932 prior to the adoption of the 1967 zoning bylaw and the lot was created from the sub-division which included the lot to the north;
- The applicant is requesting a variance to allow for an addition on the main floor and a variance is required to the northern interior side yard setback;
- The variance would allow the house to align with the existing wall as it was originally constructed;

- There were no other comments from the public or the Engineering, Parks & Environment Department.

The Board then discussed the appeal of Steve Bermann and Terri Broughton, 2561 Western Avenue, North Vancouver, B.C.

Moved by Gordana Askraba, seconded by Noordin Somji

THAT the application of Steve Bermann and Terri Broughton, representing 2561 Western Avenue, North Vancouver, B.C., more particularly known as Lot 14, Block 228, DL 545, Plan 1266, requesting a variance to the City’s Zoning Bylaw re: “Residential Zone Regulations” Part 5:

1. Section 509 (5)(c) “Siting Principal Building” to decrease the minimum side yard setback, measured from the Principal Building to the northern Interior Lot Line, **from** 1.524 metres (5.0 feet) **to** 0.3 metres (1.0 foot);

be **GRANTED** as per the plans submitted to the City of North Vancouver dated April 5, 2013.

CARRIED UNANIMOUSLY

3. APPEAL

John Medland, Architect AIBC, John Dow Medland Architect Inc.
937 Moody Avenue, North Vancouver, BC

Applicant Presentation:

- The owners want to construct a covered sundeck on the side of their existing house;
- The hardship is that the house is sited in the in rear yard of the property;
- The application is for constructing a 20-foot sundeck instead of a 14-foot sundeck originally approved on March 6, 2013 by the Board of Variance.

Staff Presentation:

- A brief description of the application was presented;
- The building was originally constructed in 1911 and is listed on the 2013 Heritage Registry as a “B” classified building;
- The hardship is the lot itself and the site location of the original house;
- Because the application was taken in 2006, the project is subject to the 2006 Building Code;
- There were no comments from the public or the Engineering, Parks & Environment Department.

The Board then discussed the appeal of John Medland, 937 Moody Avenue, North Vancouver, BC.

Moved by Noordin Somji, seconded by Gordana Askraba

THAT the application of John Medland, representing 937 Moody Avenue, North Vancouver, B.C., more particularly known as Lot 13, Block 95, DL 550, Plan 1232, requesting a variance to the City's Zoning Bylaw re: "Residential Zone Regulations", Part 5:

1. Section 509 (5)(b) "Siting Principal Building" to reduce the minimum required rear yard setback **from** 16.8 metres (55 feet) **to** 10.1 metres (33 feet) to the extent necessary to permit one new 340 square foot covered porch with crawl space below;

be **GRANTED** as per the plans submitted to the City of North Vancouver dated April 5, 2013.

CARRIED

Abi Tur was recorded as voting contrary to the motion.

4. **ANY OTHER BUSINESS**

5. **ADJOURNMENT**

It was moved by Michael Barber, seconded by Abi Tur

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:27 am.

Certified true accurate records of the May 1, 2013 Board of Variance meeting:

"Original Signed By"

Raymond Vesely, Vice Chair

"Signed on August 7, 2013"

Date