



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, MARCH 6, 2013 AT 10:00 A.M. IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC**

MEMBER ATTENDANCE:

Mr. Raymond Vesely, Vice-Chair
Mr. Noordin Somji
Ms. Gordana Askraba

ABSENT

Mr. Abi Tur, Chair
Mr. Michael Barber

STAFF ATTENDEES:

Ms. Julie Peters, Committee Clerk
Mr. Christopher Wilkinson, Planner,
Community Development
Mr. John De Ruitter, Manager, Inspections,
Community Development

The meeting was called to order at 9:59 a.m.

1. ADOPTION OF MINUTES

Moved by Mr. Noordin Somji, seconded by Ms. Gordana Askraba

THAT the following minutes be adopted as circulated:

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

CARRIED UNANIMOUSLY

2. APPEAL

Ms. Gurdev Bains
622 East 17th Street, North Vancouver, B.C.

Applicant Presentation:

- The applicant is requesting a new garage to be built where the current, partially demolished garage now stands;
- The current garage was partially torn down due to termite infestation;
- The new garage will not be attached to the main house;
- The hardship is the site location of the main house and the garage location.

Staff Presentation:

- A brief description of the application was presented;
- The main house was built in 1960 and the attached garage was added in the early 1980s;
- It was discovered that the garage, as previously permitted, was too close to the lot line but it was later demolished due to termites;
- The new detached garage will be situated one foot from the house and two feet from the western interior lot line which is reflected in the variance request to increase the allowable lot depth;

- The gutter overhang of the new garage will need to fall within the building code requirements;
- Five signatures in support of the application were received;
- There were no other comments received from the public or from the Engineering, Parks & Environment Department.

The Board then discussed the appeal of Ms. Gurdev Bains of 622 East 17th Street, North Vancouver, B.C.

Moved by Ms. Gordana Askraba, seconded by Mr. Noordin Somji

THAT the application of Ms. Gurdev Bains, representing 622 East 17th Street, North Vancouver, B.C., more particularly known as Lot 8, Block 13A, DL 550, Plan 1904, requesting a variance to the City’s Zoning Bylaw re: “Residential Zone Regulations” Part 5:

1. Section 514 (4) to increase the percentage of the Lot depth an Accessory Building may be located from 25% (37 feet) to 39% (58 feet), measured from the Rear Lot Line;
2. Section 514 (5)(c) to reduce the minimum setback between an Accessory Building and a Principal Building from 3.05 metres (10 feet) to 0.31 metres (1 foot).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated February 18, 2013.

CARRIED UNANIMOUSLY

4. **ANY OTHER BUSINESS**

5. **ADJOURNMENT**

It was moved by Mr. Ray Vesely, seconded by Ms. Gordana Askraba

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:09 a.m.

Certified true accurate records of the March 6, 2013 Board of Variance meeting:

“Original Signed By”

Abi Tur, Chair

“Signed on May 1, 2013”

Date