



MINUTES OF THE BOARD OF VARIANCE MEETING AT 10:00 A.M. IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, B.C. ON WEDNESDAY, MARCH 7, 2012.

MEMBER ATTENDANCE:

Mr. Abi Tur, Chair
Raymond Vesely, Vice Chair
Ms. Gordana Askraba
Mr. Noordin Somji
Mr. Michael Barber

STAFF ATTENDANCE:

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

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

1. ADOPTION OF MINUTES

Moved by Gordana Askraba, seconded by Ray Vesely

THAT the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, September 7, 2011.

CARRIED UNANIMOUSLY

2. APPOINTMENT OF CHAIR

A vote was taken by a show of hands to elect a new Chair of the Board of Variance and Mr. Abi Turn was elected.

CARRIED UNANIMOUSLY

3. APPOINTMENT OF VICE CHAIR

A vote was taken by a show of hands to elect the new Vice Chair of the Board of Variance and Mr. Raymond Vesely was elected.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

It was moved by Raymond Vesely, seconded by Gordana Askraba

THAT the January 4, 2012 Minutes of the Board of Variance be adopted as circulated.

CARRIED UNANIMOUSLY

5. APPEAL

Mr. Matt Hansen
512 Brand Street

Applicant Presentation

- The owner purchased the house in 1994;
- The front entrance faces Summerset Street although the address of the house is 512 Brand Street;
- There is no identifiable entrance to the house on Brand Street;
- The house sits in the centre of the property;
- Requesting a slight relaxation to the rear yard setback;
- There would be no impact to immediate neighbours;
- The owner has met with most of the neighbours surrounding the property.

Staff Presentation

Staff offered the following comments:

- The applicant is requesting to decrease the minimum rear yard setback, measured from the Principal Building to the Rear Lot Line, from 35% 11.7 metres (38.5 feet) to 29.5% 9.9 metres (32.5 feet);
- There have been no comments or questions received in regards to this application from the public;
- A small deck would be constructed and new garage that are not subject to the appeal today.

Gallery

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. Hansen. The Board concurred that the required variances are minor.

It was moved by Gordana Askraba, seconded by Raymond Vesely

THAT the appellant, Mr. Matt Hansen, representing 512 Brand Street, North Vancouver, BC, more particularly known as Lot 56, Block 235, D.L. 546, Plan 3835 and Case No. BV 2012-00001, 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)(b) to decrease the minimum rear yard setback, measured from the Principal Building to the Rear Lot Line, from 35% 11.7 metres (38.5 feet) to 29.5% 9.9 metres (32.5 feet).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated February 2, 2012.

CARRIED UNANIMOUSLY

6. ANY OTHER BUSINESS

Nil

7. ADJOURNMENT

Moved by Raymond Vesely, seconded by Noordin Somji

THAT the Board of Variance Meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:25 a.m.

Certified true accurate records of the March 7, 2012 Board of Variance meeting:

Abi Tur, Chair

Date