

June 7, 2024
Case: BOV2024-00005

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3925 Hoskins Road

Proposal: The proposed work is an addition at rear of carport.

What: 1 variance to the Zoning Bylaw.

Variances: The variance for the proposed construction on this property is as follows:
1. Minimum Sideyard Setback variance of 0.9 ft (0.27 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Minimum Sideyard Setback	6 ft (1.83 m)	n/a	5.1 ft (1.55 m)	0.9 ft (0.27 m)

You may contact Lisa Koncsik, Residential Plans Reviewer, at koncsikl@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact Kaitlin Hebron at hebronk@dnv.org for instructions on how to download the application package.

The Board of Variance Meeting will be held in a hybrid format, both in person in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, June 20, 2024 at 5:00 pm**.

If you have comments on the proposed variance, you may:

- Participate in the meeting either in person or via Zoom (please contact Kaitlin Hebron for instructions for online participation);
- Email your comments to Kaitlin Hebron for distribution to the members of the Board of Variance; or,
- Write a letter to the attention of the Corporate Officer at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, June 19, 2024.

Regards,



Genevieve Lanz
Corporate Officer

What is the Board of Variance?

The Board of Variance is a Council-appointed committee of five North Vancouver residents who consider requests to vary the Zoning Bylaw for renovations or new construction.

June 7, 2024
Case: BOV2024-00003

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 1996 Hoskins Road

Proposal: The proposed work is a new deck.

What: 1 variance to the Zoning Bylaw.

Variances: The variance for the proposed construction on this property is as follows:
1. Principal Dwelling Side Yard Setback variance of 1.7 ft (0.52 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Principal Dwelling Side Yard Setback	6 ft (1.83 m)	0.6 ft (0.18 m)	4.3 ft (1.31 m)	1.7 ft (0.52 m)

You may contact Jennifer Malcolm, Residential Plans Reviewer, at malcolmj@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact Kaitlin Hebron at hebronk@dnv.org for instructions on how to download the application package.

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June 7, 2024
Case: BOV2024-00006

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3011 St. Georges Avenue

Proposal: The proposed work is a Main and Upper Floor Addition

What: 2 variances to the Zoning Bylaw.

Variances: The variances for the proposed construction on this property are as follows:

1. Principal Dwelling Height (Flat Roof Slope) variance of 3.32 feet (1.01 metres).
2. Principal Dwelling Eave Height variance of 4.41 feet (1.34 metres).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSQ	Principal Dwelling Height (Flat Roof Slope)	22 ft (6.71 m)	n/a	25.32 ft (7.72 m)	3.32 ft (1.01 m)
RSQ	Principal Dwelling Eave Height	24.23 ft (7.39 m)	n/a	28.64 ft (8.73 m)	4.41 ft (1.34 m)

You may contact Jennifer Malcolm, Residential Plans Reviewer, at malcolmj@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact Kaitlin Hebron at hebronk@dnv.org for instructions on how to download the application package.


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June 7, 2024
Case: BOV2024-00009

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2552 Panorama Drive
Proposal: The proposed work is a parking structure addition
What: 1 variance to the Zoning Bylaw.
Variance: The variance for the proposed construction on this property is as follows:
1. Parking Structure Floor Height Above Natural Grade variance of 9.08 feet (2.77 metres).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Parking Structure Floor Height Above Natural Grade	4 ft (1.22 m)	n/a	13.08 ft (3.99 m)	9.08 ft (2.77 m)

You may contact Lisa Koncsik, Residential Plans Reviewer at KoncsikL@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact Kaitlin Hebron at hebronk@dnv.org for instructions on how to download the application package.

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