

July 5, 2024  
Case: BOV2024-00010

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 4737 Strathcona Road

**Proposal:** The proposed work is a garage.

**What:** 3 variances to the Zoning Bylaw.

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

1. Roof Projection variance of 6.79 ft (2.07 m).
2. Garage Front Yard Setback variance of 7.19 ft (2.19 m).
3. Parking Structure Floor Above Natural Grade variance of 4.5 ft (1.37 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Roof Projection	16 ft (4.88 m)	n/a	9.21 ft (2.81 m)	6.79 ft (2.07 m)
	Garage Front Yard Setback	20 ft (6.1 m)	n/a	12.81 ft (3.9 m)	7.19 ft (2.19 m)
	Parking Structure Floor Above Natural Grade	4 ft (1.22 m)	n/a	8.5 ft (2.59 m)	4.5 ft (1.37 m)

You may contact Veronica Milburn-Brown, Supervisor, Residential Plans Review at [milburnbrv@dnv.org](mailto:milburnbrv@dnv.org) with any questions regarding the application. You are also welcome to review a copy of the application. Please contact the Clerk's Office at [input@dnv.org](mailto:input@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, July 18, 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 [input@dnv.org](mailto:input@dnv.org) for instructions for online participation);
- Email your comments to [input@dnv.org](mailto:input@dnv.org) 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, July 17, 2024. Submissions are circulated to the Board as they are received and may be provided to the applicant upon request. Personal information such as name and contact information will be redacted from the copy provided to the applicant, however, the content of your submission will remain intact.

Regards,

A handwritten signature in black ink, appearing to read 'Genevieve Lanz', with a stylized flourish at the end.

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.*