

October 4, 2024
Case: BOV2024-00013

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 4482 Prospect Road

Proposal: The proposed work is a tram.

What: 4 variances to the Zoning Bylaw.

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

1. Accessory Building Side Yard Setback variance of 3.23 ft (0.98 m).
2. Accessory Building Location Rear Yard Only variance of location
3. Accessory Building setback from other building or structure variance of 4.58 ft (1.4 m).
4. Accessory Building floor variance of 2.22 ft (0.68 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Accessory Building Side Yard Setback	4 ft (1.22 m)	n/a	0.77 ft (0.23 m)	3.23 ft (0.98 m)
	Accessory Building Location Rear Yard Only	Rear Yard	n/a	Front Yard	Front Yard
	Accessory Building setback from other building or structure	5 ft (1.52 m)	n/a	0.42 ft (0.13 m)	4.58 ft (1.4 m)
	Accessory Building floor 4ft from natural grade	4 ft (1.22 m)	n/a	6.22 ft (1.9 m)	2.22 ft (0.68 m)

You may contact Veronica Milburn-Brown, Supervisor, Residential Plans Review at milburnbrv@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact 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, October 17, 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 for instructions for online participation);
- Email your comments to 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, October 16, 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, cursive script.

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.

October 4, 2024
Case: BOV2024-00017

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3865 Calder Ave
Proposal: The proposed work is new construction of a single-family dwelling.
What: 3 variances to the Zoning Bylaw.
Variances: The variances for the proposed construction on this property are as follows:
1. Combined Front and Rear Yard Setback variance of 1.06 feet (0.32 metres).
2. Veranda Projection variance of 2.71 feet (0.82 metres).
3. Roof Projection variance of 5.86 feet (1.78 metres).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSNQ	Combined Front and Rear Yard Setback	60 ft (18.29 m)	n/a	58.94 ft (17.96 m)	1.06 ft (0.32 m)
	Veranda Projection	21 ft (6.4 m)	n/a	18.29 ft (5.57 m)	2.71 ft (0.82 m)
	Roof Projection	21 ft (6.4 m)	n/a	15.14 ft (4.61 m)	5.86 ft (1.78 m)

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October 4, 2024
Case: BOV2024-00018

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2250 Hoskins Road
Proposal: The proposed work is a retaining wall.
What: 1 variance to the Zoning Bylaw.
Variance: The variance for the proposed construction on this property is as follows:
1. Retaining Wall Height variance of 2 feet (0.61 metres).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Retaining Wall Height	3 ft (0.91 m)	2.6 ft (0.79 m)	5 ft (1.52 m)	2 ft (0.61 m)

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Genevieve Lanz
Corporate Officer

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October 4, 2024
Case: BOV2024-00015

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2228 Hyannis Drive
Proposal: The proposed work is a deck addition.
What: 1 variance to the Zoning Bylaw.
Variance: The variances for the proposed construction on this property are as follows:
1. Principal Dwelling Side Yard Setback variance of 2 feet (0.61 metres).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Principal Dwelling Side Yard Setback	6 ft (1.83 m)	n/a	4 ft (1.22 m)	2 ft (0.61 m)

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Genevieve Lanz
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