

November 8, 2024
Case: BOV2024-00014

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 1864 Cardinal Crescent
Proposal: The proposed work is a renovation and garage addition.
What: 3 variances to the Zoning Bylaw.
Variance: The variances for the proposed construction on this property are as follows:
1. Building Height - 3/12 or Greater variance of 2.81 ft (0.86 m).
2. Building Height - 4.5/12 or Greater variance of 4.24 ft (1.29 m).
3. Eave Height variance of 12.82 ft (3.91 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Building Height - 3/12 or Greater	24 ft (7.32 m)	0 ft (0 m)	26.81 ft (8.17 m)	2.81 ft (0.86 m)
	Building Height - 4.5/12 or Greater	26 ft (7.92 m)	0 ft (0 m)	30.24 ft (9.22 m)	4.24 ft (1.29 m)
	Eave Height	22 ft (6.71 m)	28.69 ft (8.74 m)	34.82 ft (10.61 m)	12.82 ft (3.91 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 virtually via Zoom on **Thursday, November 21, 2024 at 5:00 pm**.

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

- Participate in the meeting 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, November 20, 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', written in a cursive style.

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.

November 8, 2024
Case: BOV2024-00021

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3821 Orlohma Place
Proposal: The proposed work is an addition.
What: 2 variances to the Zoning Bylaw.
Variance: The variances for the proposed construction on this property are as follows:
1. Front Yard Setback variance of 4.75 ft (1.45 m).
2. Roof Overhang Into Front Setback variance of 1.75 ft (0.53 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Front Yard Setback	25 ft (7.62 m)	n/a	20.25 ft (6.17 m)	4.75 ft (1.45 m)
	Roof Overhang Into Front Setback	21 ft (6.4 m)	n/a	19.25 ft (5.87 m)	1.75 ft (0.53 m)

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November 8, 2024
Case: BOV2024-00020

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 429 West Queens Road
Proposal: The proposed work is conversion of an existing parking structure to coach house.
What: 1 variance to the Zoning Bylaw.
Variance: The variance for the proposed construction on this property is as follows:
1. Separation Between Principal & Coach House variance of 0.93 ft (0.28 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSNQ	Separation Between Principal & Coach House	20 ft (6.1 m)	n/a	19.07 ft (5.81 m)	0.93 ft (0.28 m)

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November 8, 2024
Case: BOV2024-00019

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 1875 Riverside Drive
Proposal: The proposed work is new construction of a single-family dwelling
What: 3 variances to the Zoning Bylaw.
Variance: The variances for the proposed construction on this property are as follows:
1. Principal Dwelling Height (4.5/12 or greater) variance of 3.76 ft (1.15 m).
2. Principal Dwelling Height (Flat) variance of 7.93 ft (2.42 m).
3. Principal Dwelling Eave Height variance of 12.86 ft (3.92 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Principal Dwelling Height (4.5/12 or greater)	26 ft (7.92 m)	n/a	29.76 ft (9.07 m)	3.76 ft (1.15 m)
RS3	Principal Dwelling Height (Flat)	22 ft (6.71 m)	n/a	29.93 (9.12 m)	7.93 ft (2.42 m)
RS3	Principal Dwelling Eave Height	18.22 ft (5.55 m)	n/a	31.08 ft (9.47 m)	12.86 ft (3.92 m)

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