

November 7, 2025  
Case: BOV2025-00015

Dear Property Owner or Tenant:

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

**Address:** 3977 Lewister Road

**Proposal:** The proposed work is an addition and renovation

**What:** 1 variance to the Zoning Bylaw

**Variance:** The variance for the proposed construction on this property is as follows:

1. Principal Dwelling Rear Yard Setback variance of 7.5 ft (2.29 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Principal Dwelling Rear Yard Setback	25 ft (7.62 m)	17.9 ft (5.46 m)	17.5 ft (5.33 m)	7.5 ft (2.29 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 [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 Skyline Meeting Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, November 20, 2025 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](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, November 19, 2025. 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 "Schell". The signature is stylized with a large, loopy initial "S" followed by the name "Schell".

Rhonda Schell  
Deputy 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 7, 2025  
Case: BOV2025-00014

Dear Property Owner or Tenant:

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

**Address:** 1672 Garden Avenue

**Proposal:** The proposed work is a parking structure

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

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

1. Parking Structure Eave Height variance of 2.59 ft (0.78 m).
2. Total Parking & Accessory in required rear yard variance of 9 ft<sup>2</sup> (0.83 m<sup>2</sup>).
3. Building Coverage variance of 33 ft<sup>2</sup> (3.07 m<sup>2</sup>).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Parking Structure Eave Height	9 ft (2.74 m)	n/a	11.59 ft (3.53 m)	2.59 ft (0.78 m)
	Total Parking & Accessory in required rear yard	330 ft <sup>2</sup> (30.66 m <sup>2</sup> )	n/a	339 ft <sup>2</sup> (31.49 m <sup>2</sup> )	9 ft <sup>2</sup> (0.83 m <sup>2</sup> )
	Building Coverage	1410 ft <sup>2</sup> (130.99 m <sup>2</sup> )	1137 ft <sup>2</sup> (105.63 m <sup>2</sup> )	1443 ft <sup>2</sup> (134.05 m <sup>2</sup> )	33 ft <sup>2</sup> (3.07 m <sup>2</sup> )

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November 7, 2025  
Case: BOV2025-00014

Dear Property Owner or Tenant:

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

**Address:** 4161 Lynn Valley Road

**Proposal:** The proposed work is a deck and carport addition

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

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

1. Parking Structure Front Yard Setback variance of 12.17 ft (3.71 m)
2. Eave Projection variance of 8.59 ft (2.62 m)
3. Building Coverage variance of 423 ft<sup>2</sup> (39.3 m<sup>2</sup>)

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking Structure Front Yard Setback	20 ft (6.1 m)	n/a	7.83 ft (2.39 m)	12.17 ft (3.71 m)
	Parking Structure Eave Projection	16 ft (4.88 m)	n/a	7.41 ft (2.26 m)	8.59 ft (2.62 m)
	Building Coverage	1384 ft <sup>2</sup> (128.57 m <sup>2</sup> )	1458 ft <sup>2</sup> (135.45 m <sup>2</sup> )	1807 ft <sup>2</sup> (167.87 m <sup>2</sup> )	423 ft <sup>2</sup> (39.3 m <sup>2</sup> )

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