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NORTH VANCOUVER
DISTRICT

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Municipal Clerk
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April 7, 2017
File: 09.3730.01/000.000
Case: BOV2017-00001

Dear Property Owner or Tenant:

RE: Development Variance requested in your neighbourhood

Address: 4112 Sunset Boulevard

What: Four variances to the Zoning Bylaw

Variance: The details of the requested variances for the addition to the main floor and second storey are listed below:

1. Minimum flanking street setback;
2. Maximum roof overhang in flanking street setback;
3. Maximum building coverage; and,
4. Combined sideyard setback.

Zone	Regulation	Required	Existing	Proposed	Variance
RSSG	Minimum Flanking Street Setback	11.63 ft. 3.54m	11.3 ft. 3.44m	4.08 ft. 1.24m	7.55 ft. 2.3m
	Maximum Roof Overhang in Flanking Street Setback	7.63 ft. 2.32m	8.92 ft. 2.71m	0.67 ft. 0.2m	6.96 ft. 2.12m
	Maximum Building Coverage	2616 sq.ft. 243.03m^2	2589 sq.ft. 240.52m^2	3100 sq.ft. 287.99m^2	484 sq.ft. 44.96m^2
	Combined Sideyard Setback	11.27 ft. 0.38m	18.1 ft. 5.51m	10.88 ft. 3.31m	0.39 ft. 0.11m

When: The Board of Variance Meeting will be held on **Thursday, April 20, 2017 at 5:00 pm** in Meeting Room B at the District of North Vancouver Municipal Hall.

Questions: You can call Lisa Koncsik, Plans Reviewer, at 604-990-2386. You are also welcome to visit the Clerk's Office at District Hall where you can review a copy of the application.

Comments: If you'd like to comment on the proposed variance you can:

- Attend the meeting in person;
- Email Cheryl Archer at archerc@dnv.org; or,
- Write a letter to the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, April 19, 2017.

Regards,

Linda Brick

Linda Brick
Deputy Municipal Clerk

What is the Board of Variance?
The Board of Variance is a Council Appointed group of five North Vancouver residents who consider requests to vary the Zoning Bylaw for renovations or new construction.