

January 3, 2020
File: 09.3730.20/0001.000
Case: BOV2019-00008

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3833 Emerald Drive

What: Three variances to the Zoning Bylaw

Variance: The details of the requested variances for the New Construction are listed below:

1. Maximum Principal Building Height - Slope 3/12 of 2.78 ft (0.85 m)
2. Maximum Principal Building Height - Slope 6/12 of 1.53 ft (0.47 m)
3. Maximum Eave Building Height of 0.25 ft (0.08 m)

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSE	Maximum Principal Building Height - Slope 3/12	23 ft (7.01 m)		25.78 ft (7.86 m)	2.78 ft (0.85 m)
RSE	Maximum Principal Building Height - Slope 6/12	26 ft (7.92 m)		27.53 ft (8.39 m)	1.53 ft (0.47 m)
RSE	Maximum Eave Building Height	20 ft (6.1 m)		20.25 ft (6.17 m)	0.25 ft (0.08 m)

When: The Board of Variance Meeting will be held on January 16, 2020 at 5:00 pm in the Panorama Meeting Room at the District of North Vancouver Municipal Hall.

Questions: You can call Jacqueline Jorgenson, Plans Reviewer, at 604-990-2246. 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 January 15, 2020.

Regards,


James Gordon
Municipal Clerk

January 3, 2020
File: 09.3730.20/001.000
Case: BOV2019-00006

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2025 Cardinal Crescent

What: One variance to the Zoning Bylaw

Variance: The details of the requested variance for the Parking Structure Height are listed below:
1. Maximum Height Parking Structure - Flat Roof of 3.25 ft (0.99 m)

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Maximum Height Parking Structure - Flat Roof	12 ft (3.66 m)		15.25 ft (4.65 m)	3.25 ft (0.99 m)

When: The Board of Variance Meeting will be held on January 16, 2020 at 5:00 pm in the Panorama Meeting Room at the District of North Vancouver Municipal Hall.

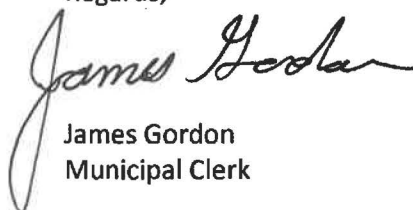
Questions: You can call Lisa Koncsik, Plans Reviewer, at 604-990-2386. You are also welcome to visit the Clerk's Office at District Hall where you can review a copy of the application.

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 January 15, 2020.

Regards,



James Gordon
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.