

September 2, 2020
Case: BOV2020-00006

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3768 Mt. Seymour Pkwy

What: Five variances to the Zoning Bylaw.

Variance: The details of the requested variances for the parking structure setback, roof projection, building lot coverage, front yard paving are listed below:

1. Parking structure front setback of 12 ft (3.66 m)
2. Front roof projection of 10.5 ft (3.2 m)
3. Side roof projection of 0.5 ft (0.15 m)
4. Building coverage of 86 ft² (7.99 m²)
5. Paving within the required front yard of 222 ft² (20.62 m²)

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking Structure Front Setback	20 ft (6.1 m)	4.8 ft (1.46 m)	8 ft (2.44 m)	12 ft (3.66 m)
RS3	Front Roof Projection	16 ft (4.88 m)	N/A	5.5 ft (1.68 m)	10.5 ft (3.2 m)
RS3	Side Roof Projection	2 ft (0.61 m)	N/A	1.5 ft (0.46 m)	0.5 ft (0.15 m)
RS3	Building Coverage	1404 ft ² (130.43 m ²)	1602 ft ² (148.83 m ²)	1490 ft ² (138.42 m ²)	86 ft ² (7.99 m ²)
RS3	Paving within the required front yard	330 ft ² (30.66 m ²)	491 ft ² (45.61 m ²)	552 ft ² (51.28 m ²)	222 ft ² (20.62 m ²)

Questions: You can contact Veronica Milburn-Brown, Plans Reviewer, at 604-990-2452 or milburnbrv@dnv.org. You are also welcome to review a copy of the application on the District's webpage. Please contact Cheryl Archer at archerc@dnv.org for instructions on how to download the application package.

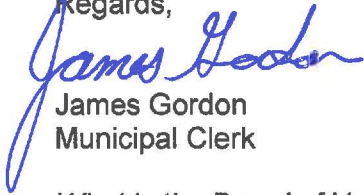
The Board of Variance Meeting will be held on **September 17, 2020 at 5:00 pm**. Due to the COVID-19 pandemic, the meeting will be held virtually.

If you'd like to comment on the proposed variance(s) you can:

- Participate in the virtual meeting (instructions will be provided);
- Email Shannon Dale at dales@dnv.org; or,
- Write a letter to District Hall at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, September 16, 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.



September 1, 2020
Case: BOV2020-00007

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2552 Panorama Drive

What: Two variances to the Zoning Bylaw.

Variance: The details of the requested variances for the retaining wall height and parking pad are listed below:

1. Maximum retaining wall height in required yard of 5.6 ft (1.71 m)
2. Paving in the required front yard of 100 ft² (9.29 m²)

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Maximum retaining wall height in required yard	4 ft (1.22 m)	N/A	9.6 ft (2.93 m)	5.6 ft (1.71 m)
RS4	Paving in the required front yard	330 ft ² (30.66 m ²)	N/A	430 ft ² (39.95 m ²)	100 ft ² (9.29 m ²)

Questions: You can contact Jennifer Tehrani, Plans Reviewer, at 604-990-2471 or tehranij@dnv.org. You are also welcome to review a copy of the application on the District's webpage. Please contact Cheryl Archer at archerc@dnv.org for instructions on how to download the application package.

The Board of Variance Meeting will be held on **September 17, 2020 at 5:00 pm**. Due to the COVID-19 pandemic, the meeting will be held virtually.

If you'd like to comment on the proposed variance(s) you can:

- Participate in the virtual meeting (instructions will be provided);
- Email Shannon Dale at dales@dnv.org; or,
- Write a letter to District Hall at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, September 16, 2020.

Regards,

James Gordon
Municipal Clerk

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