



February 5, 2021

Dear Property Owner or Tenant:

RE: Variance to Zoning Bylaw requested in your neighbourhood

Address: The owners of 1497 Harold Road have requested two variances to the Zoning Bylaw.

Variance: The details of the requested variance are listed below:
1. Minimum Side Yard Setback variance of 0.37 ft (0.11 m).
2. Maximum Building Coverage variance of 177 ft² (16.44 m²).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Minimum Side Yard Setback	4 ft (1.22 m)	3.7 ft (1.13 m)	3.63 ft (1.11 m)	0.37 ft (0.11 m)
RS3	Maximum Building Coverage	1526 ft ² (141.77 m ²)	1320 ft ² (122.63 m ²)	1703 ft ² (158.21 m ²)	177 ft ² (16.44 m ²)

Questions: Contact Lisa Koncsik, Plans Reviewer, at KoncsikL@dnv.org. You may also review an electronic copy of the application. 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 **February 18, 2021 at 5:00 pm**. Due to the COVID-19 pandemic, the meeting will be held virtually.

If you would 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, February 17, 2021.

Regards,

Genevieve Lanz
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.



February 5, 2021

Dear Property Owner or Tenant:

RE: Variance to Zoning Bylaw requested in your neighbourhood

Address: The owners of 3435 Bluebonnet Road have requested three variances to the Zoning Bylaw.

Variance: The details of the requested variance are listed below:

1. Minimum Front Yard Setback variance of 4.63 ft (1.41 m).
2. Minimum Front Setback Parking Structure variance of 3.82 ft (1.16 m).
3. Roof Overhang into Required Front Setback variance of 0.63 ft (0.19 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSEW	Minimum Front Yard Setback	25 ft (7.62 m)	-	20.37 ft (6.21 m)	4.63 ft (1.41 m)
RSEW	Minimum Front Setback Parking Structure	10 ft (3.05 m)	-	6.18 ft (1.88 m)	3.82 ft (1.16 m)
RSEW	Roof Overhang into Required Front Setback	21 ft (6.4 m)	-	20.37 ft (6.21 m)	0.63 ft (0.19 m)

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