

April 8, 2022
Case: BOV2022-00004

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 4880 Skyline Drive (RS3)

Proposal: The proposed work is for an Addition and Renovation

What: Six variances to the Zoning Bylaw.

Variance: The variances for the proposed Addition and Renovation on this property are as follows:

1. Minimum Rear Yard Setback variance of 9.95 ft (3.03 m).
2. Maximum Building Depth variance of 6.85 ft (2.09 m).
3. Minimum Stair Setback variance of 3 ft (0.91 m).
4. Max Building Height - Flat Roof with 4' Bonus - Lot 33'-39.9' wide variance of 2.42 ft (0.74 m).
5. Maximum Eave Height with 4' Bonus variance of 9.67 ft (2.94 m).
6. Maximum Retaining Wall Height variance of 9.62 ft (2.93 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Minimum Rear Yard Setback	25 ft (7.62 m)	17.21 ft (5.25 m)	15.05 ft (4.59 m)	9.95 ft (3.03 m)
RS3	Maximum Building Depth	65 ft (19.81 m)	64.71 ft (19.72 m)	71.85 ft (21.9 m)	6.85 ft (2.09 m)
RS3	Minimum Stair Setback	3 ft (0.91 m)	0 ft (0 m)	0 ft (0 m)	3 ft (0.91 m)
RS3	Max Building Height - Flat Roof with 4' Bonus - Lot 33'-39.9' wide	26 ft (7.92 m)	23.59 ft (7.19 m)	28.42 ft (8.66 m)	2.42 ft (0.74 m)
RS3	Maximum Eave Height with 4' Bonus – from finished grade	22 ft (6.71 m)	28.08 ft (8.56 m)	31.67 ft (9.65 m)	9.67 ft (2.94 m)
RS3	Maximum Retaining Wall Height	3 ft (0.91 m)	0 ft (0 m)	12.62 ft (3.85 m)	9.62 ft (2.93 m)

Questions: You may contact Jacqueline Jorgenson, Plans Review Supervisor, at jorgensonj@dnv.org with any questions regarding the application. You are also welcome to review a 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 virtually via Zoom on **April 21, 2022 at 5:00 pm.**

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

- Participate in the virtual meeting (instructions will be provided);
- Email Cheryl Archer at archerc@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, April 20, 2022.

Regards,

A handwritten signature in black ink that reads "James Gordon". The signature is fluid and cursive, with the first letter of "James" being particularly large and stylized.

James Gordon
Municipal Clerk

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.