

Agenda for the Board of Variance Meeting scheduled for Monday, April 18, 2016 at 7:00 p.m. in the portable classroom at Anmore Elementary School, 30 Elementary Road, Anmore, BC



1. CALL TO ORDER

2. ELECT CHAIR FOR 2016

Members to elect one member to act as Chair of the Board of Variance for the 2016 calendar year, per Anmore Procedure Bylaw.

3. MINUTES

(a) Minutes of the Board of Variance Meeting held on December 8, 2015

Recommendation: That the Minutes of the Board of Variance Meeting held on December 8, 2015 be adopted.

4. APPLICATIONS

**(a) Giovanni and Shari Maragliano
1472 Crystal Creek Drive**

The Board of Variance is requested to consider the proposed construction of a new covered deck in the rear lot off an existing dwelling. The Anmore Zoning Bylaw states the minimum rear lot line setback is 7.6 meters for Accessory Buildings and Structures, as shown below.

302.3	Minimum Building Setbacks				
	Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
	Principal Building	10 m ^(a)	7.6 m	7.6 m	5m
	Accessory Buildings and Structures	10 m	7.6 m	7.6 m	5 m

(a) For a lot that is less than 4047 m², the front lot line setback may be reduced to 7.6 m.

If approved, the applicant would be permitted to reduce the rear lot line setback to 2.3 meters; a difference of 5.3 meters.

5. CONCLUSION



VILLAGE OF ANMORE

BOARD OF VARIANCE MINUTES

Minutes of the Board of Variance Meeting held on Tuesday, December 8, 2015 at Sasamat Fire Department fire hall, 2690 East Road, Anmore, BC

Members Present

Olen Vanderleeden (Chair)

Denny Arsene

Sheri DeVito

Staff and Others Present

Christine Milloy, Secretary to the Board

Martin Greig, Building Inspector

Sandy Gill, Applicant

Zane Erickson, ZED Studio – Applicant’s Representative

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

2. MINUTES

(a) Minutes of the Board of Variance Meeting held on September 21, 2011

It was Moved and Seconded:

“That the Minutes of the Board of Variance Meeting held on September 21, 2011 be approved.”

Carried Unanimously

(b) Minutes of the Board of Variance Meeting held on May 25, 2015

It was Moved and Seconded:

“That the Minutes from the meeting on May 25, 2015 be approved.”

Carried Unanimously

3. APPLICATIONS

**(a) Mr. Sandy Gill
2035 Ridge Mountain Drive**

Christine Milloy presented the application from Mr. Gill requesting to amend the retaining wall height requirement from 3.6 metres to 6.5 metres. She reported that two letters were received in response to the application, both in opposition to the application.

Zane Erickson reported that much of the site is taken up by retaining, which allows for only about 60% of usable area for yard space and amenities. He added that the hardship is that the retaining has caused very limited usable lot area for the site.

Denny Arsene left the meeting at 7:05 p.m. and returned at 7:07 p.m.

Christine Milloy read aloud each of the letters received in opposition to the application.

Martin Greig reported that the application contravenes what is included in the covenant's building scheme.

It was Moved and Seconded:

"That the Board of Variance does not support the application from Sandy Gill to relax section 217 of Anmore Zoning Bylaw, to allow for the relaxation of the retaining wall height from 3.6 metres to 6.5 metres."

Carried Unanimously

4. CONCLUSION

The Chair adjourned the meeting at 7:32 p.m.

Certified Correct:

Approved:

Christine Milloy
Secretary to the Board

Olen Vanderleeden
Chair