



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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MEETING OF THE BOARD OF VARIANCE  
TUESDAY, MARCH 27TH, 2018 AT 6:30PM.  
IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY, BC

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In Attendance: Board of Variance Members: Ian Mackie, Peter Wreglesworth, Morgan Gatto  
Staff: Susan Loutet, BOV Secretary  
Applicant: Agata & Sergio Verdina  
Robert Bradbury, Architect  
Neighbour: Vivienne O’Keeffe, 70 Isleview Pl

1. Call to Order  
BOV Secretary called the meeting to order at 6:32 p.m.
2. Approval of the Agenda  
All in favor
3. Minutes – BOV Meeting – December 4, 2017  
Moved/Seconded  
THAT the BOV Meeting Minutes of December 4, 2017 be approved as circulated.
4. New Business: Application to be heard
  - (1) Civic Address: 80 Isleview Pl, Lions Bay, BC  
Legal Description: Lot 35, Block 5, Plan 10236, DL 1575  
Owner: Sergio & Agata Verdina and  
Julius & Margaret Grabowski  
Request: Approval sought for Front Yard Variance of 6.28 metres (20.6 ft) from  
7.5 metres (24.6 ft) to 1.22 metres (4 ft).  
Per Zoning Bylaw 520, Part VII 7.5.1
5. Discussion (1) 80 Isleview Pl

Robert Bradbury, authorized Architect representative for Sergio & Agata Verdina presented the variance application to the Board of Variance. They are seeking approval from the Board of Variance for a front yard variance of 6.28 metres from 7.5 metres to 1.22 metres.

The applicant is proposing to replace the existing carport structure. The reason for hardship is the siting of the original building and the driveway location and it's proximity to the front of the property line. A carport structure has been designed that is fully contained within the applicant's property line, but requires relaxation of the front yard setback from 7.5 metres to 1.22 metres. The existing house is located on this fairly steep site, with the house positioned close to the road. There is no other suitable site in which to locate a carport structure.

6. Decision

The Board has heard the submission of the architect and the applicant and the neighbour and in the circumstances are granting the applicants' application as set out, to provide for a front yard variance of 6.28 metres, from 7.5 metres to 1.22 metres per zoning bylaw 520, 2017, Part VII, section 7.5.1. This is the only variance being granted at this time.

7. Adjournment  
Moved/Seconded

THAT the meeting be adjourned.

The meeting was adjourned at 6:55 p.m., March 27th, 2018

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Ian Mackie – Board Chair

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Susan Loutet – Board Secretary

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Date Adopted: