



Pursuant to the *Freedom of Information and Protection of Privacy Act*, names, addresses, contact information and other personal information of individuals who write to the Board are protected from disclosure and must not be disclosed during the hearing.

The Corporation of the District of West Vancouver

Board of Variance Hearing Agenda

September 20, 2023

5 p.m. via electronic communication facilities

Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Board of Variance webpage.

1. Call to Order

The Board of Variance hearing will be called to order.

2. Introduction

The Board of Variance hearing procedure will be described.

3. Confirmation of Agenda

RECOMMENDATION:

THAT the September 20, 2023 Board of Variance hearing agenda be approved as circulated.

4. Adoption of Minutes

RECOMMENDATION:

THAT the July 19, 2023 Board of Variance hearing minutes be adopted as circulated.

5. Time Limit of Board of Variance Orders

The Chair will describe the time limit of orders approving a variance.

6. Application 23-030 (1202 Duchess Avenue) regarding a private power pole (accessory structure) with the following variances:

- a) 6.63 m to Front Yard Setback
- b) 0.51 m to Minimum Side Yard Setback
- c) 3.74 m to Accessory Structure Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

The Chair will request that the applicant or applicant’s representative describe the application.

The Chair will call for public input.

Following conclusion of public input, and the Board’s debate, the Board will consider the following motions.

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-030 regarding a private power pole (accessory structure) at 1202 Duchess Avenue with variances of:

- 6.63 m to Front Yard Setback
- 0.51 m to Minimum Side Yard Setback
- 3.74 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated August 8, 2023 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

OR

RECOMMENDATION:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-030 regarding a private power pole (accessory structure) at 1202 Duchess Avenue with variances of:

- 6.63 m to Front Yard Setback
- 0.51 m to Minimum Side Yard Setback
- 3.74 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated August 8, 2023 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 23-030 (1202 Duchess Avenue) to the next Board of Variance hearing.

7. Application 23-031 (4702 Caulfeild Drive) regarding a power pole (accessory structure) with the following variances:

- a) 7.1 m to Front Yard Setback
- b) 0.57 m to Minimum Side Yard Setback
- c) 0.82 m to Accessory Structure Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

The Chair will request that the applicant or applicant’s representative describe the application.

The Chair will call for public input.

Following conclusion of public input, and the Board’s debate, the Board will consider the following motions.

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-031 regarding a power pole (accessory structure) at 4702 Caulfeild Drive with variances of:

- 7.1 m to Front Yard Setback
- 0.57 m to Minimum Side Yard Setback
- 0.82 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated August 12, 2023 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

OR

RECOMMENDATION:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-031 regarding a power pole (accessory structure) at 4702 Caulfeild Drive with variances of:

- 7.1 m to Front Yard Setback
- 0.57 m to Minimum Side Yard Setback
- 0.82 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated August 12, 2023 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 23-031 (4702 Caulfeild Drive) to the next Board of Variance hearing.

8. Application 23-032 (4332 Erwin Drive) regarding additions and alterations with the following variances:

- a) 0.30 m to Combined Side Yard Setback
- b) 3.4% (27.85 m²) to Floor Area Ratio.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

The Chair will request that the applicant or applicant’s representative describe the application.

The Chair will call for public input.

Following conclusion of public input, and the Board’s debate, the Board will consider the following motions.

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-032 regarding additions and alterations at 4332 Erwin Drive with variances of:

- 0.30 m to Combined Side Yard Setback
- 3.4% (27.85 m²) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated June 14 and August 17, 2023 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

OR

RECOMMENDATION:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-032 regarding additions and alterations at 4332 Erwin Drive with variances of:

- 0.30 m to Combined Side Yard Setback
- 3.4% (27.85 m²) to Floor Area Ratio

BE NOT ALLOWED pursuant to the plans dated June 14 and August 17, 2023 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 23-032 (4332 Erwin Drive) to the next Board of Variance hearing.

9. Receipt of Oral and Written Submissions

RECOMMENDATION:

THAT all oral and written submissions regarding the following Board of Variance Applications:

- Application 23-030 (1202 Dutchess Avenue)
- Application 23-031 (4702 Caulfeild Drive)
- Application 23-032 (4332 Erwin Drive)

up to and including September 20, 2023 be received.

**10. Public Question Period
(Regarding process and/or disposition only)**

11. Next Hearing

The next Board of Variance hearing is scheduled for October 18, 2023.

12. Adjournment

RECOMMENDATION:

THAT the September 20, 2023 Board of Variance hearing be adjourned.

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, JULY 19, 2023**

BOARD MEMBERS: Chair L. Radage and Members J. Elwick and R. Yaworsky attended the hearing via electronic communication facilities.

Absent: Members S. Abri and D. Simmons.

STAFF: P. Cuk, Board Secretary; T. Yee, Building Inspector; and N. Shokar, Legislative Services Clerk, attended the hearing via electronic communication facilities.

1. Call to Order

The hearing was called to order at 5 p.m.

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the July 19, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the June 21, 2023 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on June 21, 2023.

It was Moved and Seconded:

THAT the June 21, 2023 Board of Variance hearing minutes be adopted as circulated.

CARRIED

5. Time Limit of Board of Variance Orders

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw,

and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

6. Application 23-001 (3196 Mathers Avenue)

Staff confirmed the following requested variances regarding a private power pole (accessory structure):

- a) 7.68 m to Front Yard Setback
- b) 0.81 m to Minimum Side Yard Setback
- c) 2.4 m to Accessory Structure Height.

Staff informed that the Board of Variance considered Application 23-001 at its January 18, 2023 hearing and deferred further consideration for up to six months, or until confirmation was received from BC Hydro regarding:

- 1. whether a direct connection to the subject property is feasible; and
- 2. whether BC Hydro can remove the redundant pole from the south side of Mathers Avenue.

The application was withdrawn by the applicant on May 29, 2023.

7. Application 23-026 (4321 Erwin Drive)

Staff confirmed the following requested variances regarding a power pole (accessory structure):

- a) 7.6 m to Minimum Front Yard Setback
- b) 1.03 m to Minimum Side Yard Setback
- c) 3.8 m to Accessory Building Height.

Staff provided permit history of the subject property and informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 13, 2023	1
Redacted	July 19, 2023	2

Chair Radage queried for the applicant or applicant's representative. Staff informed the applicant was not in attendance. The Board discussed deferring the application and staff responded to Board members' questions.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application. Staff informed that no one had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 12, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-026 regarding a power pole (accessory structure) at 4321 Erwin Drive with variances of:

- 7.6 m to Minimum Front Yard Setback
- 1.03 m to Minimum Side Yard Setback
- 3.8 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated June 8, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

8. Application 23-027 (1280 Clyde Avenue)

Staff confirmed the following requested variances regarding a power pole (accessory structure):

- a) 6.99 m to Front Yard Setback
- b) 0.91 m to Minimum Side Yard Setback
- c) 2.4 m to Accessory Building Height.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

K. Duch Huynh (representing the owner of 1280 Clyde Avenue) described the variance application for a power pole (accessory structure). Staff and K. Duch Huynh responded to a Board member's questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 14, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of K. Duch Huynh:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-027 regarding a power pole (accessory structure) at 1280 Clyde Avenue with variances of:

- 6.99 m to Front Yard Setback
- 0.91 m to Minimum Side Yard Setback
- 2.4 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated May 17, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

Staff informed the Board that the owner of the subject property for Application 23-026 (4321 Erwin Drive) had joined the meeting via electronic communication facilities and informed the owner that their application had been approved.

9. Application 23-028 (2309 Inglewood Avenue)

Staff confirmed the following requested variances regarding additions and alterations:

- a) 0.10 m to Combined Side Yard Setback (Single Family Dwelling)
- b) 0.42 m to Roof Overhangs for East and West Side Yards.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

K. Gustavson (Karl Gustavson Architect Inc., representing the owner of 2309 Inglewood Avenue) described the variance application for additions and alterations and responded to a Board member’s question.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 19, 2023, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of K. Gustavson:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-025 regarding additions and alterations at 2309 Inglewood Avenue with variances of:

- 0.10 m to Combined Side Yard Setback (Single Family Dwelling)
- 0.42 m to Roof Overhangs for East and West Side Yards

BE ALLOWED pursuant to the plans dated May 3 and June 19, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

10. Application 23-029 (850 Sentinel Drive)

Staff confirmed the following requested variances regarding additions and alterations:

- a) 1.49 m to Combined Side Yard Setback (Single Family Dwelling)
- b) 4.04 m to Front Yard Setback (Single Family Dwelling)
- c) 1.01 m to Minimum Side Yard Setback (Single Family Dwelling)
- d) 1.2 m to Setback for Retaining Wall.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
M. Courtenay	July 10, 2023	1
M. Courtenay	July 10, 2023	2
M. Courtenay	July 17, 2023	3

Staff provided permit history of the subject property and responded to a Board member's questions.

M. Courtenay (representing the owner of 850 Sentinel Drive) described the variance application for additions and alterations.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not

- result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 20, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of M. Courtenay:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-029 regarding additions and alterations at 850 Sentinel Drive with variances of:

- 1.49 m to Combined Side Yard Setback (Single Family Dwelling)
- 4.04 m to Front Yard Setback (Single Family Dwelling)
- 1.01 m to Minimum Side Yard Setback (Single Family Dwelling)
- 1.2 m to Setback for Retaining Wall

BE ALLOWED pursuant to the plans dated May 23 and June 12, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

11. Receipt of Written and Oral Submissions

It was Moved and Seconded:

THAT all written and oral submissions regarding the following Board of Variance Applications:

- Application 23-026 (4321 Erwin Drive)
- Application 23-027 (1280 Clyde Avenue)
- Application 23-028 (2309 Inglewood Avenue)
- Application 23-029 (850 Sentinel Drive)

up to and including July 19, 2023, be received.

CARRIED

12. Public Question Period

S. Priebe (West Vancouver) queried regarding the status of Application 23-026 (4321 Erwin Drive). Staff informed that the application has been approved.

13. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for September 20, 2023 at 5 p.m.

14. Adjournment

It was Moved and Seconded:

THAT the July 19, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:36 p.m.

Certified Correct:

L. Radage, Chair

P. Cuk, Secretary

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **1202 Duchess Avenue**

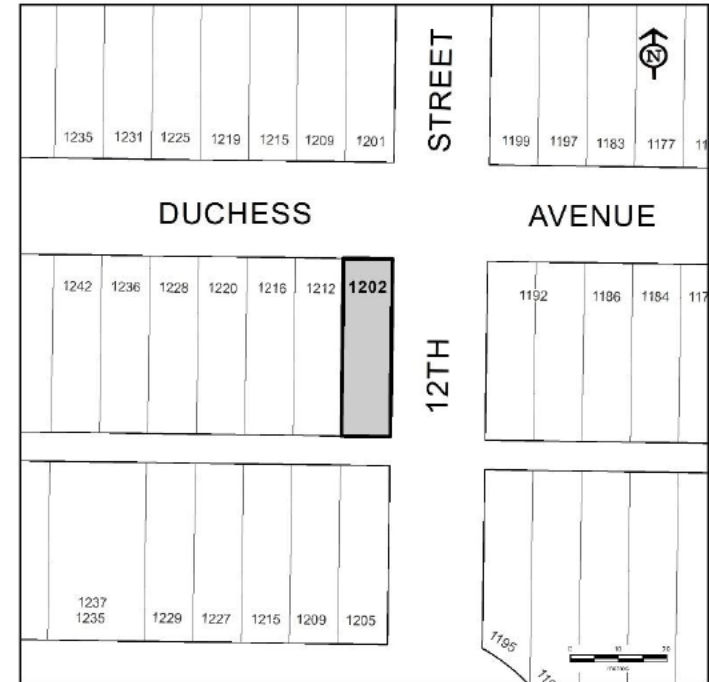
A Board of Variance hearing will be held on:

Wednesday, September 20, 2023

at 5 p.m. via electronic communication facilities

The following variances for a private power pole (accessory structure) at 1202 Duchess Avenue will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	0.97 m	6.63 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	1.01 m	0.51 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	7.44 m	3.74 m



To view plans, permit and variance information contact Permits & Inspections at 604-925-7040.

To view application documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities. Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.**

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on September 20, 2023 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

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The Corporation of the District of West Vancouver

750 17th Street, West Vancouver, BC V7V 3T3

Permits and Inspections Department: 604-925-7242 || Fax: 604-925-7234 || westvancouver.ca

Board of Variance Application Form

Subject Property (please print clearly)

Address: 1202 Duchess Avenue

Applicant (please print clearly)

Name(s): Tash Engineering Ltd. / Hamid Sairafi Phone #: (604) 986-2256

Mailing Address: 221 Pemberton Avenue, N. Van, BC, V7P 2R4 Cell #: s. 22(1)

Email Address: tasheng@telus.net / hamid@tashengineering.ca Fax #: s. 22(1)

Registered Owner (please print clearly)

Name(s): s. 22(1) Phone #: s. 22(1)

Mailing Address: s. 22(1) Cell #: s. 22(1)

Email Address: s. 22(1) Fax #: s. 22(1)

Completed Application Must Include

- A letter (signed original) describing:
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$800 fee

Note: a copy of this application (redacted as necessary) and supporting documents will be available to the public and will be placed in the public agenda binder for the Board of Variance Hearing.

s. 22(1)
Applicant Signature

Aug/17/2023
Date

Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (included in this application package). Incomplete applications will not be accepted.

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

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Hardship Letter for The District of West Vancouver Board of Variance

August 17th, 2023

Applicant: Tash Engineering Ltd. (Builder)
221 Pemberton Avenue,
North Vancouver, BC, V7P 2R4

Project: Private power pole for the proposed residence at
1202 Duchess Avenue, West Vancouver, BC

To whom it may concern,

We hereby request for relaxation of the zoning bylaw requirements to install a private power pole on the North-West corner of the property at 1202 Duchess Avenue as indicated on the drawings submitted. The proposed private power pole is necessary to keep the overhead service clear from encroaching over the neighbour's property on the West (1212 Duchess Avenue). The private pole is to receive the overhead service from BC Hydro pole (# 2294604) which is the closest Hydro pole to the subject property that meets the requirements of BC Hydro service length of max. 30 meters. The pole height was determined based on BC Hydro required street clearance of 5.5 meters.

In addition, visually this is the least intrusive route to bring in the overhead service for the proposed residence without compromising the streetscape appearance in the neighbourhood.

We trust you will find the above explanation valid and satisfactory for granting our request.

Sincerely,

s. 22(1)

Hamid Sairati / Project manager
Tash Engineering Ltd.

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PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

August 11, 2023

File: **BP118726**

s. 22(1)

Dear Sir/Madam

**RE: 1202 DUCHESS AVENUE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RD1 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Private Power Pole (accessory structure) will not comply with the Zoning Bylaw because it does not maintain the required 7.6m front yard setback, the required 1.52m side yard setback and exceeds the maximum 3.7m accessory structure height.

- The Zoning Bylaw, Section 130.01(3); 251.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Private Power Pole (Accessory Structure)	7.6 m	0.97 m	6.63 m

- The Zoning Bylaw, Section 130.01(3); 251.09(2)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Private Power Pole (Accessory Structure)	1.52 m	1.01 m	0.51 m

- The Zoning Bylaw, Section 130.01(7)(b)(i) requires that accessory structures not exceed a height of 3.7 m from the average grade elevation measured from the accessory structure perimeter as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Structure Height for Private Power Pole (Accessory Structure)	3.7 m	7.44 m	3.74 m

The Permits and Inspections Department is unable to issue a Building Permit unless you:

- a) revise your plans to conform to the Zoning Bylaw; or
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055); or
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$800 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday, August 23, 2023**. The next Board of Variance Hearing is scheduled for **Wednesday, September 20, 2023**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail.

If you choose to make application to the Board of Variance, the Board at its Hearing, may order that a minor variance be permitted if it finds that undue hardship would be caused to the applicant if the Zoning Bylaw is complied with, and that the Board is of the opinion that the variance does not:

- a) result in inappropriate development of the site
- b) adversely affect the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeat the intent of the bylaw.

The Board of Variance members may visit the site as part of the variance consideration.

You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

Please do not hesitate to contact me at 604-925-7226 should you require any further information regarding this matter.

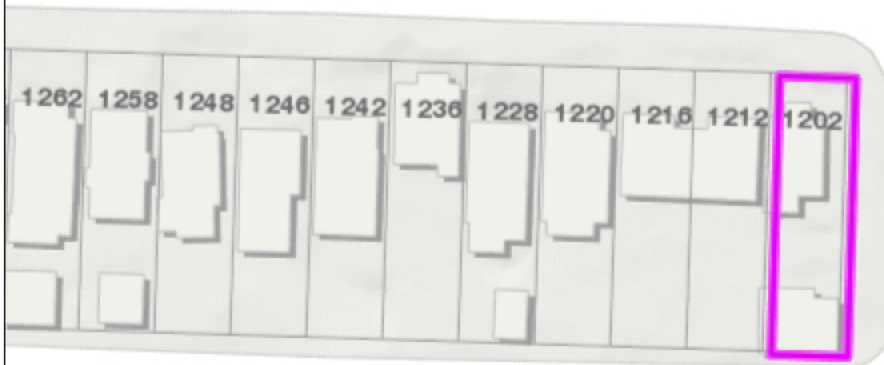
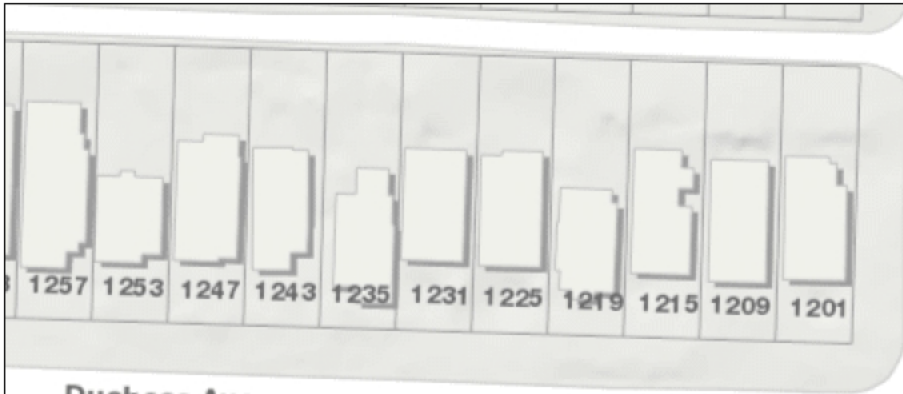
Thank you.

s. 22(1)

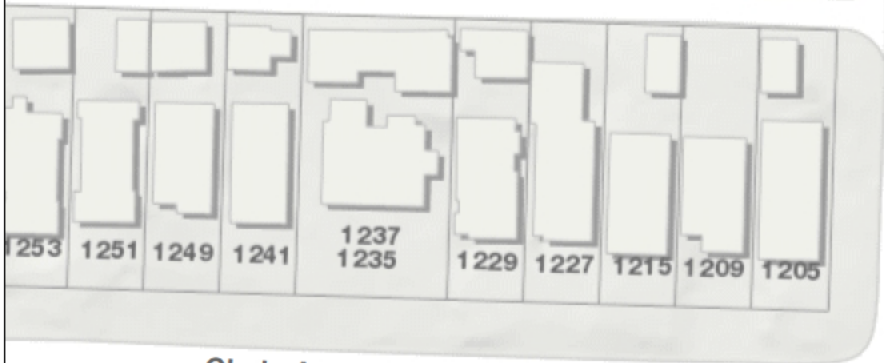
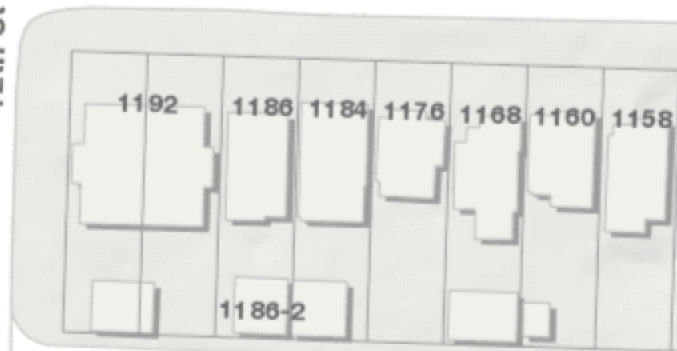
Mariela Siciliano
msiciliano@westvancouver.ca

Enclosure

cc: Secretary, Board of Variance



12th St



Clyde Ave



Keith Rd

1:1,000

Legend

Notes

50.8 0 25.40 50.8 Meters

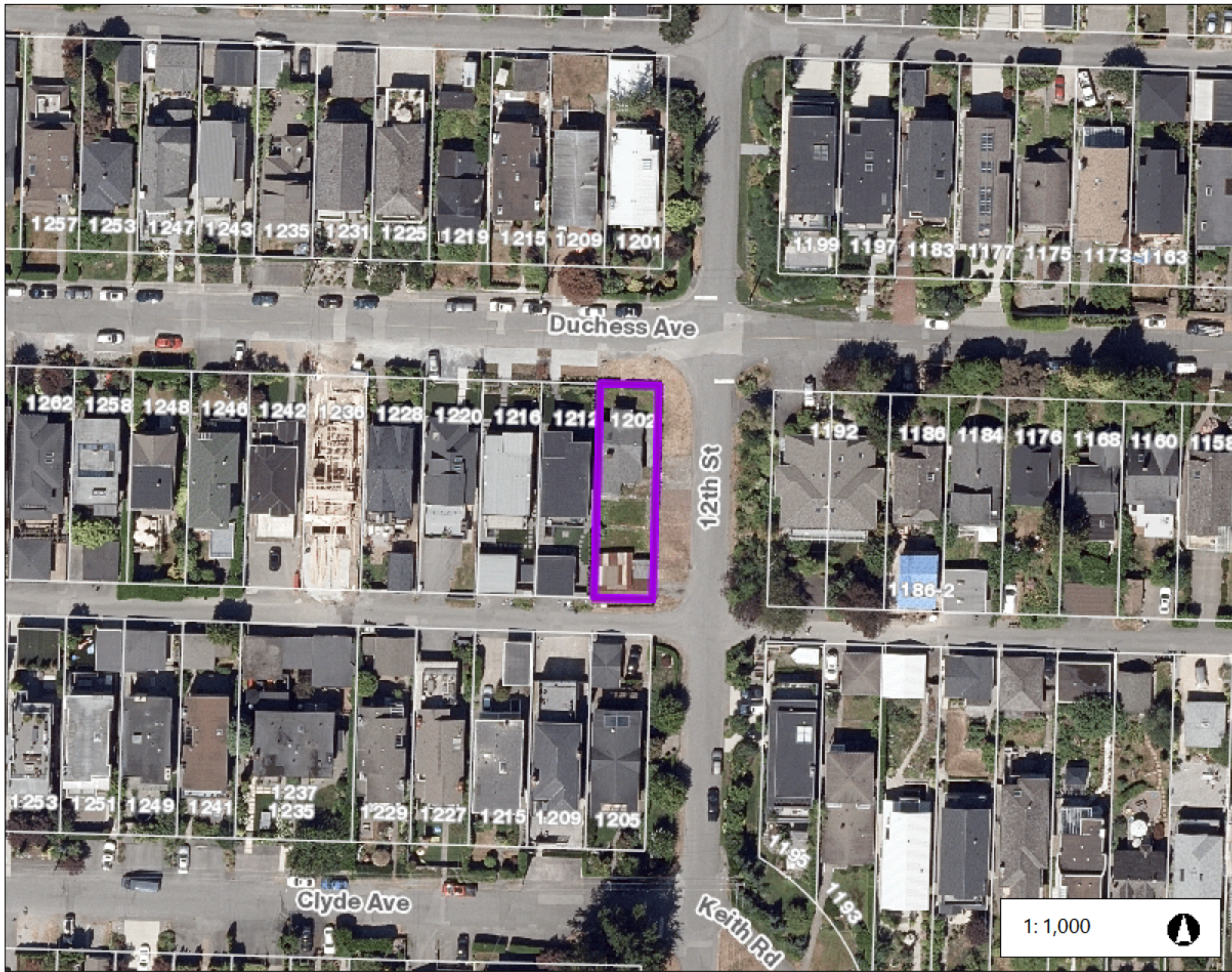
WGS_1984_UTM_Zone_10N
District of West Vancouver

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WGS_1984_UTM_Zone_10N
District of West Vancouver

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District of West Vancouver
 750 17th Street, West Vancouver, BC V7V 3T3
 t: 604-925-7004 f: 604-925-7006

7.
 23-031



NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **4702 Caulfeild Drive**

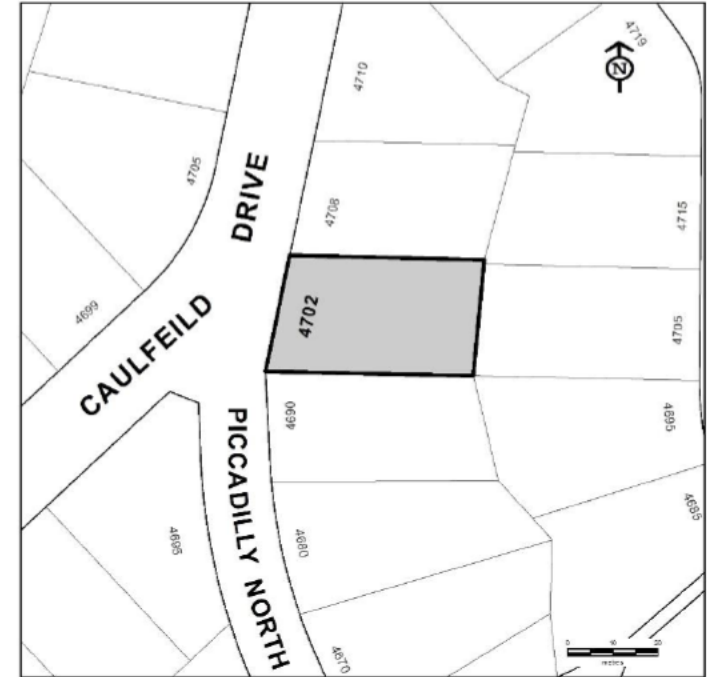
A Board of Variance hearing will be held on:

Wednesday, September 20, 2023

at 5 p.m. via electronic communication facilities

The following variances for a power pole (accessory structure) at 4702 Caulfeild Drive will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.1 m	2.0 m	7.1 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.95 m	0.57 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	4.52 m	0.82 m



To view plans, permit and variance information contact Permits & Inspections at 604-925-7040.

To view application documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities. Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.**

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on September 20, 2023 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

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The Corporation of the District of West Vancouver
 750 17th Street, West Vancouver, BC V7V 3T3
 Permits and Inspections Department: 604-925-7242 || Fax: 604-925-7234 || westvancouver.ca

Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 4702 Canfield Drive

Applicant *(please print clearly)*

Name(s): Huixin Wang Phone #: s. 22(1)
 Mailing Address: [Redacted] Cell #: [Redacted]
 Email Address: [Redacted] Fax #: [Redacted]
[Redacted] s. 22(1)

(Note: If the registered property owner is not the applicant then the authorization form must be completed by the registered property owner)

Registered Owner *(please print clearly)*

Name(s): [Redacted] s. 22(1) Phone #: s. 22(1)
 Mailing Address: [Redacted] Cell #: [Redacted]
 Email Address: [Redacted] Fax #: [Redacted]

Completed Application Must Include

- A letter (signed original) describing:
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$800 fee

Note: a copy of this application (redacted as necessary) and supporting documents will be available to the public and will be placed in the public agenda binder for the Board of Variance Hearing.

[Redacted] s. 22(1)
 Applicant Signature

August 21st, 2023
 Date

Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (included in this application package). Incomplete applications will not be accepted.

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

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Dear Officer/board members,

My name is [REDACTED] s. 22(1), the owner of 4702 Caulfeild Dr. West Vancouver.

We already have acquired the permit for building a new garage attached to our current house in March, 2023. And now we are going to apply for a 200A private permanent power pole.

Here are our reasons:

Firstly, our current power panel is 100A, which cannot meet the demand for additional appliances like air conditioning and charging ports for household electrical cars.

Secondly, if we were to draw a 200A powerline using the midspan between two hydro power poles, it would exceed BC Hydro's requirement of less than 10m. And the distance between an existing Hydro pole and the new garage is over 30 meters, which once again, exceeds the limitations set by BC hydro.

After discussing with our electrician, we were advised to set up a private permanent power pole in our property, which is located in the southwest corner of the front yard, where all the wires connecting to the new garage will run underground.

Which in this case would be safer as well, as if we were to draw the power from Hydro poles, then the path is in direct conflict with multiple large evergreen trees which would be very challenging to install and also creating the need for branches to be trimmed on a yearly basis.

Furthermore, if we followed the zoning bylaw setbacks of the construction of the power pole, for example a front yard setback of 9.1m, we would be erecting it directly in the middle of our lawn. Which is impossible for the construction vehicles needed to erect a power pole to enter in our current circumstance. In addition, the construction and operation of this power pole would not pose any environmental threats or hazards to its natural surroundings, and is almost completely concealed from the views of other properties and the public. This is a very minor project that will not cause any foreseeable negative impacts.

Once again, I appreciate the understanding and await your approval, thank you.

[REDACTED] s. 22(1)

July 18, 2023

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PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

August 11, 2023

File: **BP118789**

s. 22(1)

Dear Sir/Madam

**RE: 4702 CAULFEILD DRIVE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS10 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Power Pole will not comply with the Zoning Bylaw because it does not maintain the required front and side yard setback, and accessory structure height.

The following non-conformities exist and are listed for reference only:

- The Zoning Bylaw, Section 210.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	9.1 m	2.0 m	7.1 m

- The Zoning Bylaw, Section 210.09(2)(a) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	1.52 m	0.95 m	0.57 m

- The Zoning Bylaw, Section 130.01(7)(b) requires that accessory structures not exceed a height of 3.7 metres measured from the lowest of the average natural or finished grades abutting the building as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Building Height for Power Pole	3.7 m	4.52 m	0.82 m

The Permits and Inspections Department is unable to issue a Building Permit unless you:

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$800 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday August 23, 2023**. The next Board of Variance Hearing is scheduled for **Wednesday September 20, 2023**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

If you choose to make application to the Board of Variance, the Board at its Hearing, may order that a minor variance be permitted if it finds that undue hardship would be caused to the applicant if the Zoning Bylaw is complied with, and that the Board is of the opinion that the variance does not:

- a) result in inappropriate development of the site
- b) adversely affect the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeat the intent of the bylaw.

The Board of Variance members may visit the site as part of the variance consideration.

You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

Please do not hesitate to contact me at 604-921-2932 should you require any further information regarding this matter.

Thank you.

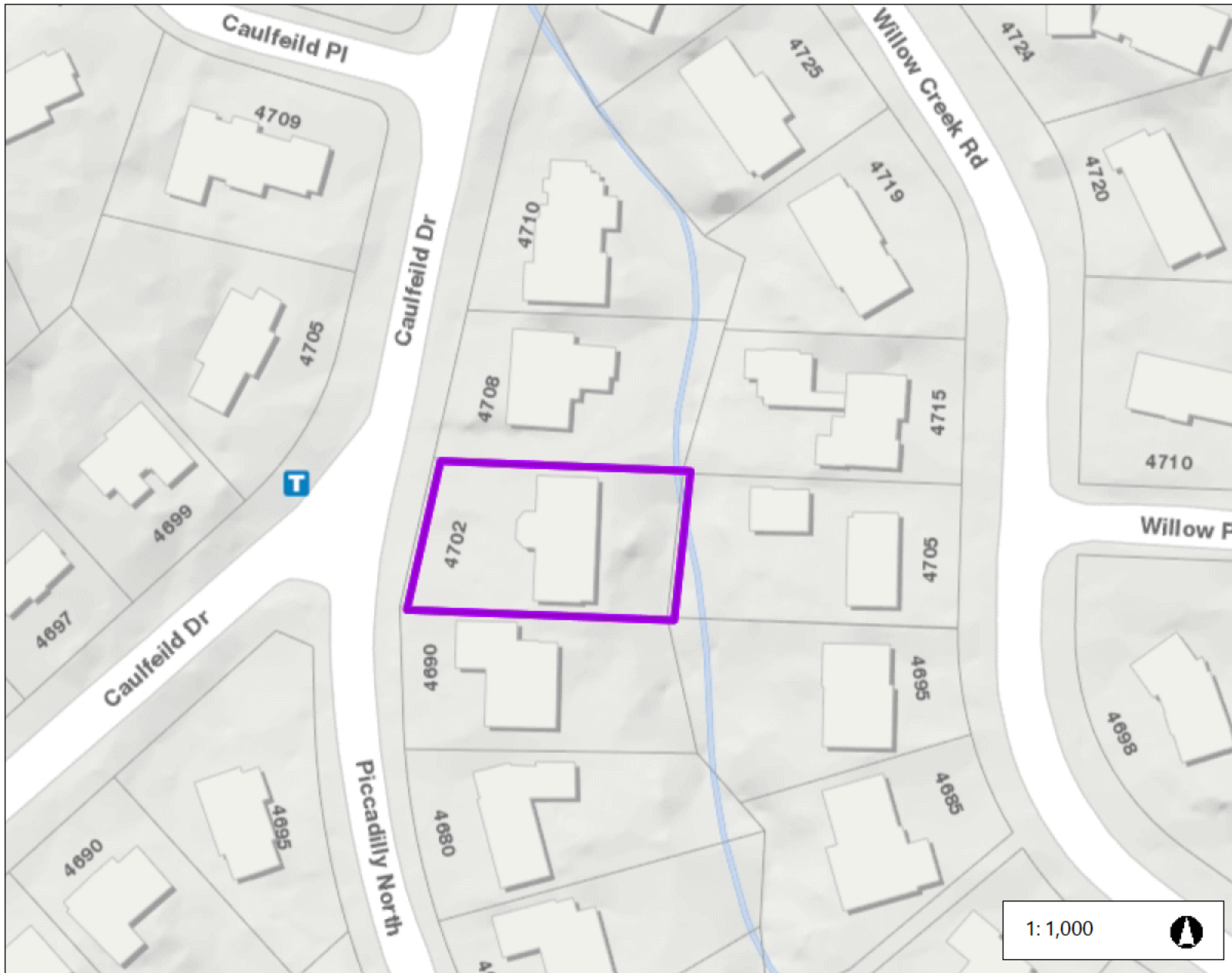
s. 22(1)



Eric Mah
enmah@westvancouver.ca

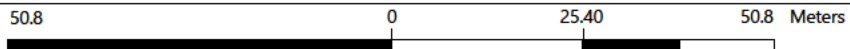
Enclosure

cc: Secretary, Board of Variance




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District of West Vancouver

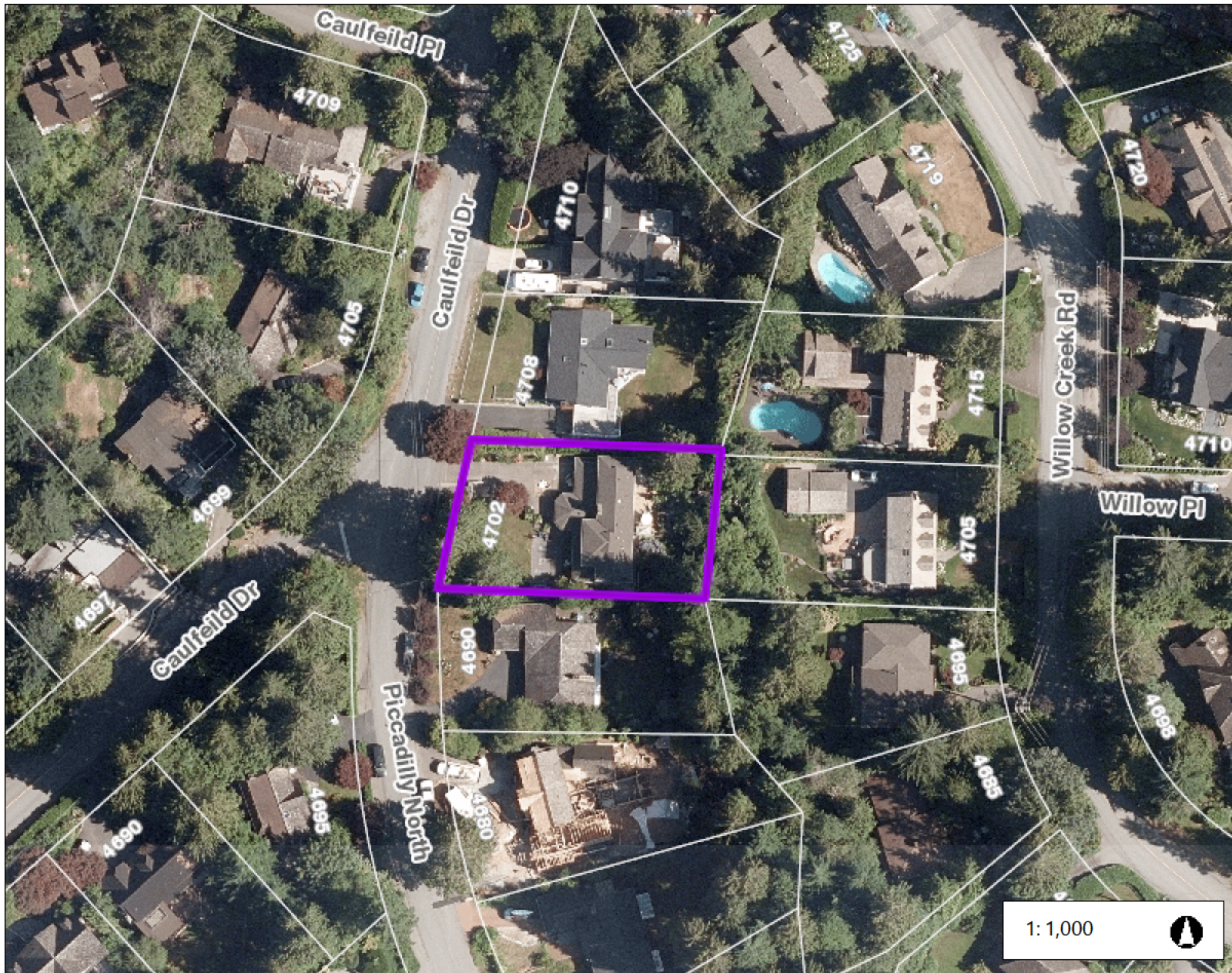
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50.8 0 25.40 50.8 Meters

 A horizontal scale bar with four segments. The first segment is labeled '50.8', the second '0', the third '25.40', and the fourth '50.8'. The word 'Meters' is at the end.

WGS_1984_UTM_Zone_10N
District of West Vancouver

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District of West Vancouver
 750 17th Street, West Vancouver, BC V7V 3T3
 t: 604-925-7004 f: 604-925-7006

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **4332 Erwin Drive**

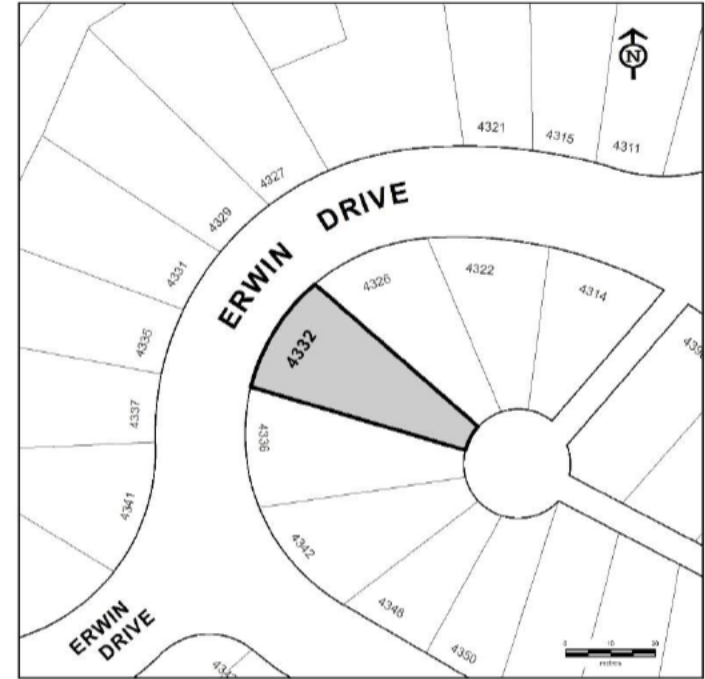
A Board of Variance hearing will be held on:

Wednesday, September 20, 2023

at 5 p.m. via electronic communication facilities

The following variances for additions and alterations at 4332 Erwin Drive will be considered:

Combined Side Yard Setback	Bylaw Requirement	Proposed	Variance
	4.83 m	4.53 m	0.30 m
Floor Area Ratio	Bylaw Requirement	Proposed	Variance
	30.0% (247.30 m ²)	33.4% (275.15 m ²)	3.4% (27.85 m ²)



To view plans, permit and variance information contact Permits & Inspections at 604-925-7040.

To view application documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities. Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.**

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on September 20, 2023 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

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Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 4332 ERWIN DRIVE

Applicant *(please print clearly)*

Name(s): SHORA PARVARESH (NOBLE ARCHITECTURE) Phone #: _____

Mailing Address: PH2 - 188 KEEFER STREET, VANCOUVER, BC, V6A 0E3 Cell #: 604 518 5556

Email Address: SHORA@NOBLEARCH.CA Fax #: _____

s. 22(1)

(Note: If the registered property owner is not the applicant then the authorization form must be completed by the registered property owner)

Registered Owner *(please print clearly)*

Name(s): s. 22(1) Phone #: s. 22(1)

Mailing Address: s. 22(1) Cell #: _____

Email Address: _____ Fax #: _____

Completed Application Must Include

- A letter (signed original) describing:
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$800 fee

Note: a copy of this application (redacted as necessary) and supporting documents will be available to the public and will be placed in the public agenda binder for the Board of Variance Hearing.

s. 22(1)

AUGUST 22 2023

Applicant Signature

Date

Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (included in this application package). Incomplete applications will not be accepted.

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

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architecture + interiors

Board of Variance District of West Vancouver

Re: 4332 Erwin Drive - Building Permit Application - Hardship Letter

Dear Board Members,

We are writing to outline the reasons for seeking the following variances in connection with our building permit application for 4332 Erwin Drive. Our proposed modifications are motivated by crucial considerations that require us to deviate from the Zoning Bylaw.

Requested variances:

- 1- Combined side yard setback by 0.3 m
- 2- Floor Area Ratio by % 3.4 (27.85 SM)

To address the [REDACTED] s.22(1), the proposed plan involves adding a bedroom, bathroom, and creating seamless access to all primary living areas without relying on stairs. This adjustment is essential for our family, and the proposed extension is tailored precisely to meet this requirement.

Additionally, our existing home, designed by notable local architect Donald Manning (whose work falls under West Vancouver's Survey of Significant Architecture), holds architectural importance in the community as an embodiment of West Coast modern design. We aim to preserve its unique character while enhancing its functionality, acknowledging its value while catering to our family's living needs and standards.

Given our property's limitations, we are committed to maintaining the streetscape's integrity. Expanding too far into the backyard or introducing an accessory structure in the front yard would compromise the neighborhood's visual coherence. Therefore, integrating the proposed additions into the existing house and following its current structural and formal logic is the most suitable solution, ensuring both functional and aesthetic harmony.

In light of these circumstances, we kindly request your consideration of the requested variances. The changes we propose not only benefit our family's needs but also contribute positively to the community's architectural and cultural fabric.

Thank you for your time and attention to our application. Should you require further information or have any questions, please feel free to reach out to us.

Best regards,

[REDACTED]
s. 22(1)

Shora Parvaresh, Architect AIBC (Owner's agent)

Phone: 604 518 5556
E-Mail: shora@noblearch.ca

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PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

August 17, 2023

File: **BP118711**

s. 22(1)

Dear Sir/Madam

**RE: 4332 ERWIN DRIVE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS4 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed additions and alterations will not comply with the Zoning Bylaw because it does not maintain the required combined side yard setback and floor area ratio.

The Zoning Bylaw, Section 204.09(1)(b)(i), requires a combined side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Combined Side Yard Setback for Additions	4.83 m	4.53 m	0.30 m

The Zoning Bylaw section 204.06(1) limits the Floor Area Ratio to a maximum as indicated in the table below:

	Bylaw	Proposed	Variance
Floor Area Ratio for Additions	30 % (247.3m ²)	33.4 % (275.15m ²)	3.4 % (27.85m ²)

Comments: Lot size is 824.3m²

The following non-conformities exist and are listed for reference only: Existing North side yard setback is 1.44m

The Permits and Inspections Department is unable to issue a Building Permit unless you:

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$800 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday August 23, 2023**. The next Board of Variance Hearing is scheduled for **Wednesday September 20, 2023**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

If you choose to make application to the Board of Variance, the Board at its Hearing, may order that a minor variance be permitted if it finds that undue hardship would be caused to the applicant if the Zoning Bylaw is complied with, and that the Board is of the opinion that the variance does not:

- a) result in inappropriate development of the site
- b) adversely affect the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeat the intent of the bylaw.

The Board of Variance members may visit the site as part of the variance consideration.

You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

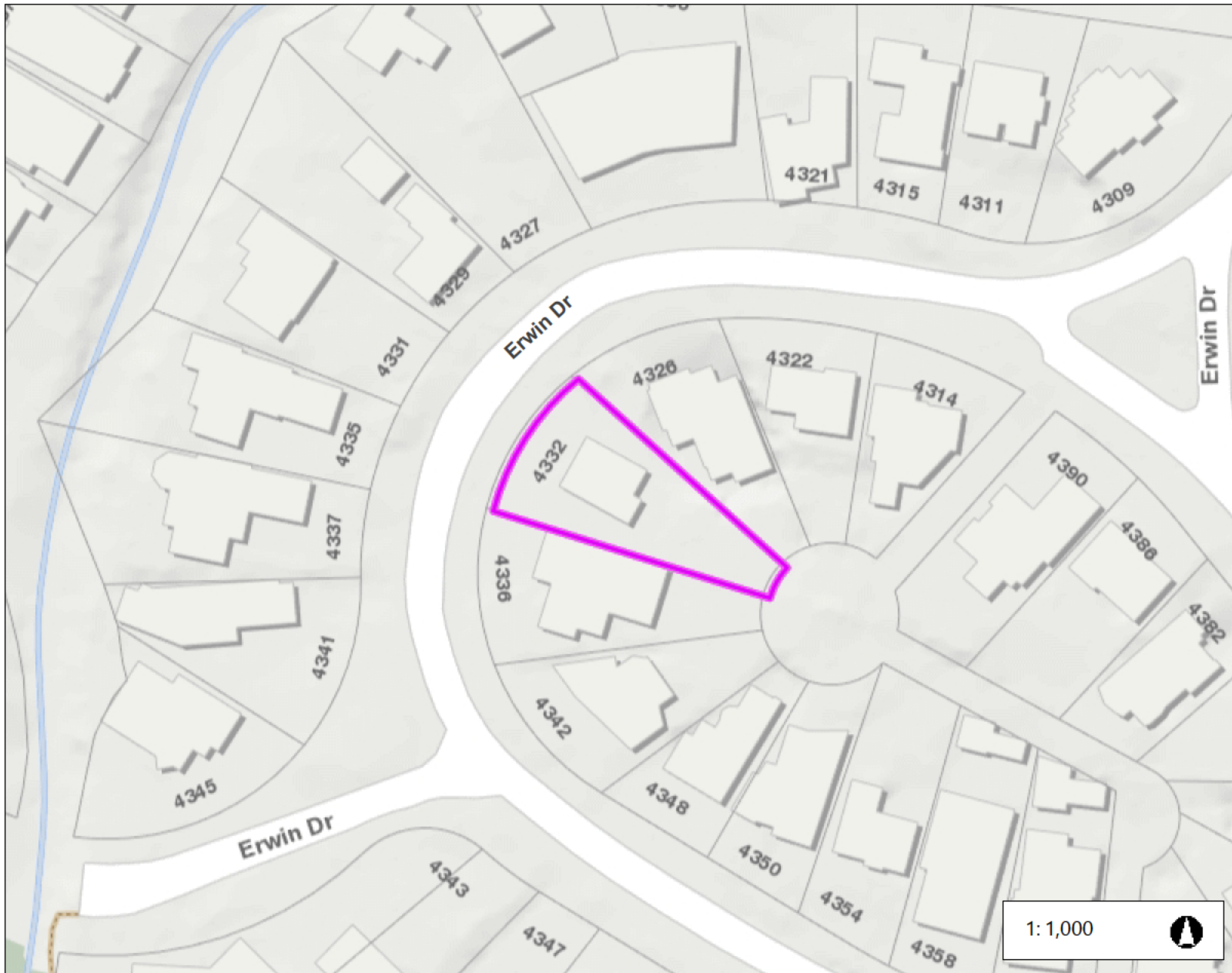
Please do not hesitate to contact me at 604-921-3455 should you require any further information regarding this matter.

Thank you.

s. 22(1)

Nicole Colby
Plans Examiner II
ncolby@westvancouver.ca
Enclosure

cc: Secretary, Board of Variance



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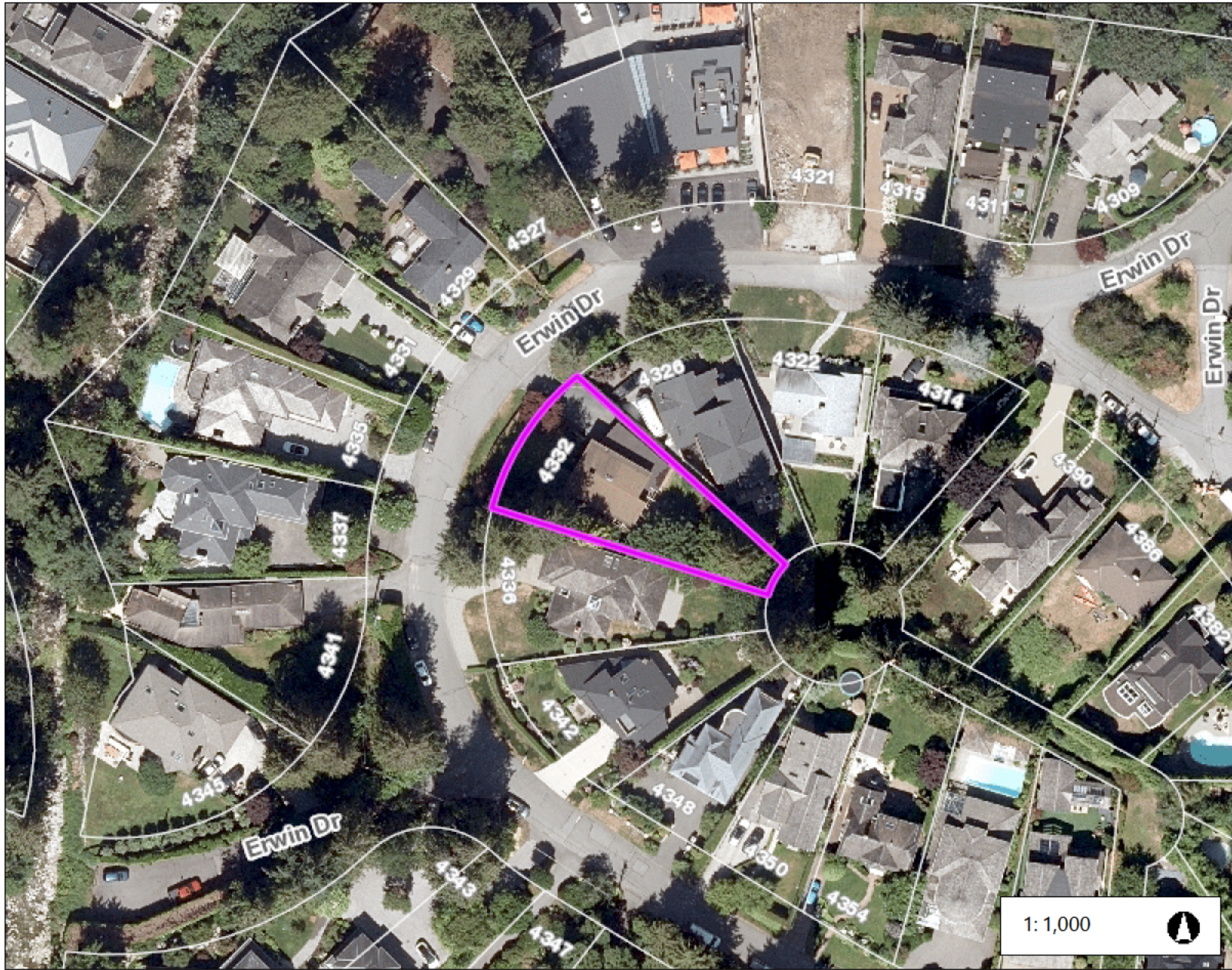
WGS_1984_UTM_Zone_10N
District of West Vancouver

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WGS_1984_UTM_Zone_10N
District of West Vancouver

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Pursuant to the *Freedom of Information and Protection of Privacy Act*, names, addresses, contact information and other personal information of individuals who write to the Board are protected from disclosure and must not be disclosed during the hearing.

The Corporation of the District of West Vancouver

Board of Variance

September 20, 2023

On-Table Agenda Information Package

For Application 23-030 (1202 Duchess Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 20, 2023	1

For Application 23-031 (4702 Caulfeild Drive)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 20, 2023	1

Please add these on-table items to the September 20, 2023 Board of Variance Agenda Package as indicated.

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Application 23-030
(1202 Duchess Avenue)

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From: [REDACTED] s. 22(1)
Sent: Wednesday, September 20, 2023 10:56 AM
To: BoardOfVariance
Subject: 1202 Duchess Avenue Variance hearing held September 20, 2023 Procedure Bylaw No. 5020, 2019

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

To the Board of Variance,

This submission is to register my disapproval for the granting of any variance for 1202 Duchess Avenue for the Front Yard Setback, Minimum Side Yard Setback and the Accessory Structure Height.

Again, I am NOT in favour of granting any variances for 1202 Duchess Avenue. Thank you.

Respectfully submitted,

[REDACTED] s.22(1)

West Vancouver, BC [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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Application 23-031
(4702 Caulfeild Drive)

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From: [REDACTED] s. 22(1)
Sent: Wednesday, September 20, 2023 10:40 AM
To: BoardOfVariance
Subject: Board of Variance Hearing; September 20, 2023 re: 4702 Caulfeild Drive, West Vancouver

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1) . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Variance Committee Members;

I am writing with respect to the above noted Board of Variance Hearing. I am [REDACTED] s.22(1) West Vancouver, and our house [REDACTED] s.22(1) .

We were originally going to object to the variance request due to the power pole's visual impact [REDACTED] s. 22(1) . The power pole [REDACTED] s.22(1) in addition to the power pole exceeding the height limits, it is built on an elevated section of the front yard at 4702 Caulfeild Drive.

We had intended to oppose the variance. However, we have now discussed the effect of the power pole [REDACTED] s. 22(1) with the homeowner of 4702 Caulfeild Drive. The owner has agreed to lower the height of the pole by four feet.

On the basis of this agreement, we do not oppose the variance application.

[REDACTED] s. 22(1)

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