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The Corporation of the District of West Vancouver

Board of Variance

April 21, 2021

On-Table Agenda Information Package

For Application 21-012 (1324 25th Street)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 20, 2021	3
Redacted	April 21, 2021	4

Please add these on-table items to the April 21, 2021 Board of Variance Agenda Package as indicated.

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Application 21-012
(1324 25th Street)

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From: [REDACTED] s.22(1)
Sent: Tuesday, April 20, 2021 8:49 PM
To: BoardOfVariance
Subject: Photos from street view: 1324 25th St

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.

Hello

Here are the photos from all sides of house, as you can see the cover for our patio is not impacting curb appeal. 25th St view:







s.22(1)



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s.22(1)

West Vancouver, B.C.

s.22(1)

April 21, 2021

Board of Variance
West Vancouver, B.C.

Subject Property: 1324 25th Street,

s.22(1) I live at s.22(1) from 1324 25th Street.

We are not directly impacted by the proposed variance, however, as a long-standing neighbourhood resident, I have a few points to make to the Board.

1. I would not like to see this variance to increase Site Coverage by approximately 10% to become a precedent in the neighbourhood. A future builder or developer should not use this coverage to indicate agreement by adjacent residents.
2. My understanding is the building of the Variance went ahead without a building permit. I would have expected the builder to know what requires a permit and what does not. The builder should have established this at the start and to appropriately advise the owner. The owner however also bears some responsibility since, I assume, the owner would be liable. Will builders or owners in the future go ahead and virtually complete a Variance project without a permit or Variance because completing the job before obtaining a permit or Variance will likely be okay.

This could easily become a precedent. I'll leave that to the Board.

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