

482 East 17th Avenue - Board Minutes and Decision

Appeal Section: 573(1)(b) - Appeal of Regulation (Covered Sundeck)
Legal Description: Lot 1, Block 75, District Lot 301 and BCP2951
Lot Size: Lot Area = 4,030 sq. feet
Zone: RS-1
Related By-Law Clause: Sections 4.6 (Rear Yard), 4.7 (FSR) and 4.16 (Building Depth).

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2022-00637 and a request to permit exterior alterations and to construct a 15.13 feet by 6.25 feet rear deck on the second floor including new exterior stairs and a deck cover (and approximately 7.17 feet by 15.75 feet in size over the proposed rear deck) at this existing one-family dwelling site.

Technical Information:

Permitted FSR: 0.60 (2,418 sq. ft.)
Existing: 0.55 (2,206 sq. ft.)
Proposed: 0.57 (2,308 sq. ft.) [As per DP-2022-00637.]

110 sq. ft. or 5 % *less than* maximum permitted
102 sq. ft. or 5 % over existing

Permitted above-grade FSR: 2,206 sq. ft.
Existing non-conforming: 2,206 sq. ft.
Proposed: 2,308 sq. ft. [As per DP-2022-00637.]

102 sq. ft. or 5 % over maximum permitted
102 sq. ft. or 5 % over existing

Required Rear Yard: 54.95 Feet
Existing: 55.10 Feet
Proposed: 51.90 Feet [As per DP-2022-00637.]

Permitted Building Depth: 42.74 Feet
Existing: 42.50 Feet
Proposed: 45.27 Feet [As per DP-2022-00637.]

Discussion:

Rachel Desrosiers was present to speak in support of the appeal.

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

The appellant had no initial comments.

The Director of Planning's Representative

Ms. Erichsen's initial comments were that this is an appeal for exterior alteration by constructing a rear deck. This was brought in by way of complaint where an inspection was done, and found a canopy was added. The floor area is also above grade. The Director of Planning does not see a site specific hardship, and cannot support the appeal.

The Board Chair stated that the Board's site office received two (2) letters in Support and no (0) letter in opposition to this appeal.

The Chair stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their surname for the record.

There were no comments.

Final Comments:

Ms. Erichsen had no final comments.

The appellant's final comments were that the extra area is important to her family due to Covid. They work from home and it gives them some extra space to work.

This appeal was heard by the Board of Variance on August 09th, 2022 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2022-00637 and APPROVED exterior alterations and to construct a 15.13 feet by 6.25 feet rear deck on the second floor including new exterior stairs and a deck cover (and approximately 7.17 feet by 15.75 feet in size over the proposed rear deck) at this existing one-family dwelling site, and subject to the following condition:

- (1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

Board's summary and decision based on the following:

- The Board found site hardship with adjacent neighbours having similar and/or more building depth (Board accepted the proposal as presented).
- The Board supported this family with a larger deck and cover, and to allow them to keep and retain the rear addition (currents owners purchased the house with these WWOP-additions).
- No opposition from the neighbourhood, with two (2) support letters from neighbours.
- The Owner confirmed at the appeal hearing that they will continue to work with the City – and to obtain all the City permits to the satisfaction of the Director of Planning.

Apr 21, 2022

ATTN: City of Vancouver Building Board of Variance

Required information:

Property owners	[REDACTED]
Property address	[REDACTED]
Legal description of property	LOT 1 BLOCK 75 D.L. 301 PLAN BCP 2951
Dimensions and area of the site	4030 SF
Zoning of the site	RS-1
Outline of decision or aspect being appealed	Back deck covering

Included with this letter:

- 2 letters of approval from adjacent neighbours
- Cost estimate for removal of deck covering
- Plans that include:
 - Site plan
 - Floor plans
 - Elevations
 - Required calculations

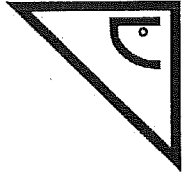
Description of the grounds upon which the appeal is based, including any hardship, if any:

1. Deck cover was installed prior to the house purchase.
2. Financial hardship and financial stress of cost to remove the cover and repair the remaining structure (\$6,300.00 - see attached cost estimate document).
3. Negative environmental impact of a useful, quality deck cover structure which would be scrapped and sent to the dump (at an additional cost).
4. Adjacent neighbours to east and west both support us keeping the deck cover (see attached signed approval letters). Our neighbours confirm that the deck cover does not impact them in any negative way, in fact they agree that it makes the house and neighbourhood look nicer and well taken care of.
5. Covered deck protects water damage/degradation and wear and tear on investments on the deck (barbecue and deck furniture).
6. Covered deck provides year round much needed outdoor space that is protected from the elements. This has been especially useful and appreciated during covid allowing my family to safely gather in small numbers in an outdoor setting during covid.
7. Many other homes in Vancouver also have similar deck covers.

Thank you for your time and consideration on this matter.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]



ENRIGHT DESIGN

contact email: m.enright@enrightdesign.com

482 E 17th Ave

Elevations

Date August 5, 2021

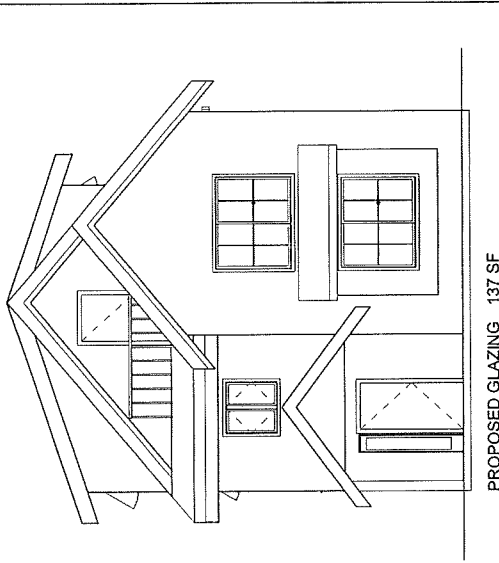
Drawn By Darlene U

A102

Scale 1/8" = 1'-0"

SPATIAL (14%)

WALL AREA 581 SF
PERMITTED 81.34 SF
PROPOSED 60.5 SF



PROPOSED GLAZING 137 SF

① West Elevation
1/8" = 1'-0"

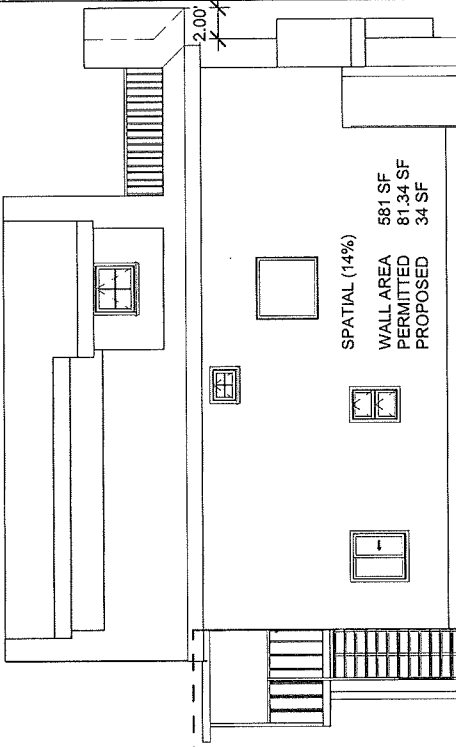
ENERGY UTILIZATION CALCULATION

MAX. GLAZING PERMITTED 15%
2204 SF x .15 = 330 SF

LOW-E GLAZING PROPOSED

NORTH 137 SF
SOUTH 117.5 SF
EAST 34 SF
WEST 60.5 SF
TOTAL 349 SF

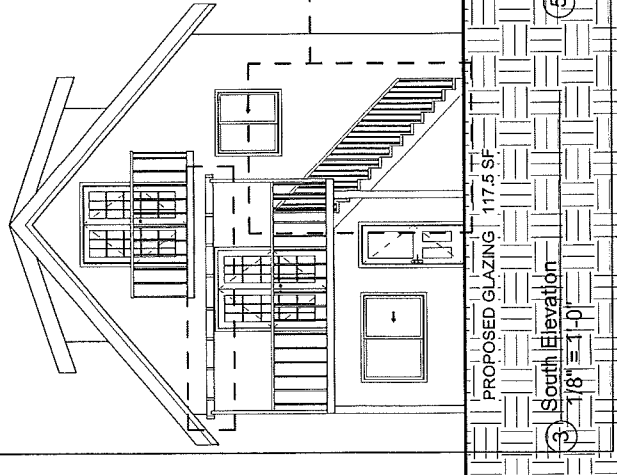
④ North Elevation
1/8" = 1'-0"



SPATIAL (14%)
WALL AREA 581 SF
PERMITTED 81.34 SF
PROPOSED 34 SF

GUARDRAIL HEIGHT:
42" / 1067 mm
3.75 inch.
RISE: 7.25" / 184 mm
RUN: 11.5" / 292 mm
1/4" Dia. Screws

② East Elevation
1/8" = 1'-0"



PROPOSED GLAZING 117.5 SF

⑤ Stair and Guardrail Details
1/8" = 1'-0"

③ South Elevation
1/8" = 1'-0"