



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 JANUARY 08
TIME: 1:00 PM
PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

A G E N D A

- | | <u>PAGE</u> |
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| 1. <u>CALL TO ORDER</u> | |
| 2. <u>ELECTIONS</u> | |
| (a) Election of the Chairperson | |
| 3. <u>MINUTES</u> | |
| 4. <u>APPEAL APPLICATIONS</u> | |
| (a) <u>APPEAL NUMBER:</u> B.V. 6137 <u>1:00 p.m.</u> | 4 |
| <u>APPELLANT:</u> Gurpreet Singh | |
| <u>REGISTERED OWNER OF PROPERTY:</u> Afroza and Hafizur Khan | |
| <u>CIVIC ADDRESS OF PROPERTY:</u> 6777 Hersham Avenue | |
| <u>LEGAL DESCRIPTION OF PROPERTY:</u> Lot 7; District Lot 91; Plan 2367 | |
| <u>APPEAL:</u> An appeal for the relaxation of Section 105.8(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for new deck cover to the upper floor and secondary suite to the main floor of a single family dwelling at 6777 Hersham Avenue. The principal building depth will be 73.0 feet where a maximum depth of 60.0 feet is permitted. | |
| (b) <u>APPEAL NUMBER:</u> B.V. 6138 <u>1:00 p.m.</u> | |

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APPELLANT: Gurcharan Minhas

REGISTERED OWNER OF PROPERTY: Simar Custom Homes LTD

CIVIC ADDRESS OF PROPERTY: [7689 Rosewood Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 11; District Lot 30; Plan 19519

APPEAL: An appeal for the relaxation of Section 105.9 of the Burnaby Zoning Bylaw which, if permitted, will allow for construction of a new two family dwelling 7689 and 7691 (proposed strata address) Rosewood Street. The front yard setback will be 23.5 feet to the post where a minimum front yard setback of 26.55 feet is required based on front yard averaging. The roof overhang will be 2.0 feet beyond the post.

(c) **APPEAL NUMBER:** B.V. 6139 **1:15 p.m.**

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APPELLANT: Axel Tjaden

REGISTERED OWNER OF PROPERTY: Axel Tjaden and Karen Tee

CIVIC ADDRESS OF PROPERTY: [6311 Lakeview Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 17; District Lot 92; Plan 13792

APPEAL: An appeal for the relaxation of Sections 104.8(1), 104.10(1) and 104.11 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new carport to the basement, and a new deck and addition to the main floor at 6311 Lakeview Avenue. The following variances are being requested:

a) the building depth, measured from the front of the existing principal building to the rear of the new deck, will be 36.25 feet where a maximum 33.42 feet is permitted. Note: the existing principal building is approximately 0.50 feet closer to the rear (northwest) property line than the new deck;

b) The side yard setback, measured from the south property line to the addition, will be 0.61 feet where a minimum 4.9 feet is required; and

c) The rear yard setback, measured from the northwest property line to the new deck post, will be 6.0 feet where a minimum of 29.5 feet is required.

(d) **APPEAL NUMBER:** B.V. 6140 **1:15 p.m.**

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APPELLANT: Avtar Basra

REGISTERED OWNER OF PROPERTY: Canada Haojun Development Group
Co. and A-G Tej Construction Ltd

CIVIC ADDRESS OF PROPERTY: [1205 Sperling Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 3; District Lot 132; Plan 20814

APPEAL: An appeal for the relaxation of Sections 104.9 and 6.6(2)(g)(i) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new two family dwelling with detached garages at 1205 Sperling Avenue. The following variances are being requested:

- a) the principal building front yard setback, measured from the east property line to the principal building, will be 36.0 feet where a minimum 40.0 feet is required based on front yard averaging; and
- b) the proposed detached garage (B-North), measured from the north property line to the detached garage, will be 16.0 feet where a minimum 24.6 feet is required.