



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 FEBRUARY 05

TIME: 1:00 PM

PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

A G E N D A

- | | | <u>PAGE</u> |
|----|---|--------------------|
| 1. | <u>CALL TO ORDER</u> | |
| 2. | <u>ELECTIONS</u> | |
| | (a) Election of the Chairperson | |
| 3. | <u>MINUTES</u> | |
| | (b) Minutes of the Board of Variance Hearing held 2015 January 08 | 5 |
| 4. | <u>APPEAL APPLICATIONS</u> | |
| | (a) <u>APPEAL NUMBER:</u> B.V. 6141 <u>1:00 p.m.</u> | 19 |
| | <u>APPELLANT:</u> Dave Ghataurah | |
| | <u>REGISTERED OWNER OF PROPERTY:</u> Satinder and Arvind Ghataurah | |
| | <u>CIVIC ADDRESS OF PROPERTY:</u> 4084 Fir Street | |
| | <u>LEGAL DESCRIPTION OF PROPERTY:</u> Lot 70; District Lot 35; Plan 27645 | |
| | <u>APPEAL:</u> An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 4084 Fir Street. The front yard setback will be 24.70 feet to the foundation where a minimum front yard setback of 42.67 feet | |

(b) **APPEAL NUMBER:** B.V. 6142 **1:00**

28

APPELLANT: Dharam Kajal

REGISTERED OWNER OF PROPERTY: Sudesh and Dharam Kajal

CIVIC ADDRESS OF PROPERTY: [5469 Forglen Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 9; District Lot 32; Plan 17168

APPEAL: An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 5469 Forglen Drive. The front yard setback will be 25.02 feet to the foundation where a minimum front yard setback of 35.66 feet is required based on front yard averaging. The window seat projects 1.0 foot beyond the foundation. The overhang projects 2.0 feet beyond the foundation and the porch stairs project 3.5 feet beyond the foundation.

(c) **APPEAL NUMBER:** B.V. 6143 **1:15 p.m.**

36

APPELLANT: Nirmal Takhar

REGISTERED OWNER OF PROPERTY: Hirenkumar and Devang Patel

CIVIC ADDRESS OF PROPERTY: [7060 and 7062 \(proposed strata address\) Ramsay Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 115; District Lot 30; Plan 64617

APPEAL: An appeal for the relaxation of Section 105.9 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new two family dwelling at 7060 and 7062 (proposed strata address) Ramsay Avenue. The front yard setback will be 20 feet to the foundation where a minimum front yard setback of 28.02 feet is required based on front yard averaging. The roof overhang will project 2.95 feet beyond the foundation.

(d) **APPEAL NUMBER:** B.V. 1:15 P.M. **6144**

APPELLANT: Vijay Jain

REGISTERED OWNER OF PROPERTY: 0981909 BC LTD.

CIVIC ADDRESS OF PROPERTY: [7516 Edmonds Street](#) **WITHDRAWN**

LEGAL DESCRIPTION OF PROPERTY: Lot 2; District Lot 30; Plan NWP3036

APPEAL: An appeal for the relaxation of the Local Government Act Section 911.(5) to allow construction of a new rear deck (including stairs and landing) to 7516 Edmonds Street. The appeal is to allow construction of a new rear deck (including stairs and landing) where no structural alteration or addition can be made in or to a building or structure while the non-conforming use is continued in all or any part of it.

(e) **APPEAL NUMBER:** B.V. 6145 **1:30 p.m.**

42

APPELLANT: Vishal Dhami

REGISTERED OWNER OF PROPERTY: Samantha Wong and Ashwani Paul

CIVIC ADDRESS OF PROPERTY: [4718 Cambridge Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot G; District Lot 188; Plan 15872

APPEAL: An appeal for the relaxation of Sections 6.13(1)(b) and 6.14(5)(a) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a structure for a new single family dwelling currently under construction at 4718 Cambridge Street. The following variances are being requested: a) a structure along the vision clearance line facing Cambridge Street with varying heights up to a maximum of 6.3 feet and will allow a structure along the vision clearance line facing the lane with varying heights up to a maximum of 6.59 feet where the maximum permitted height along the vision clearance lines is 3.28 feet; and, b) a retaining wall in the required front yard with varying heights up to a maximum of 3.59 feet where the maximum permitted height is 3.28 feet.

(f) **APPEAL NUMBER:** B.V. 6146 **1:30 p.m.**

55

APPELLANT: John Rogic

REGISTERED OWNER OF PROPERTY: Coastview Construction LTD

CIVIC ADDRESS OF PROPERTY: [5850 Braemar Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 4; District Lot 86; Plan 18705

APPEAL: An appeal for the relaxation of Sections 101.6(1)(a) and 101.8 of the Burnaby Zoning Bylaw which, if permitted, will allow for a new single family dwelling at 5850 Braemar Avenue. The following variances have are being requested: a) the principal building height measured from the

rear and front average elevations will be 34.89 feet and 28.75 feet respectively, where a maximum building height of 29.5 feet is permitted; and c) the front yard setback will be 27.59 feet to the post where a minimum front yard setback of 49.06 feet is required based on front yard averaging. The roof overhang will be 2.0 feet beyond the post.