



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 MARCH 05

TIME: 1:00 PM

PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

A G E N D A

1. **CALL TO ORDER**

2. **MINUTES**

(a) [Minutes of the Board of Variance Hearing held on 2015 February 15](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6147 **1:00 p.m.**

APPELLANT: Joe Wong

REGISTERED OWNER OF PROPERTY: Tseng-an Chen and Chao Guo

CIVIC ADDRESS OF PROPERTY: [8276 Burnlake Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 94; District Lot 40; Plan 44446

APPEAL: An appeal for the relaxation of Sections 101.7(b), 101.9(1) and 101.10 of the Burnaby Zoning Bylaw which, if permitted, will allow for an addition to 8276 Burnlake Drive. The following variances are being requested:

a) depth of the principal building is 92.3 feet where a maximum depth of 60.0 feet is permitted;

b) north side yard setback is 5.9 feet to the foundation where a minimum side yard setback of 7.9 feet is required;

c) sum of the side yard setbacks is 15.7 feet where a minimum sum of

18.0 feet is required; and

d) rear yard setback is 17.4 feet to the foundation where a minimum rear yard setback of 29.5 feet is required.(Zone-R1)

A previous Board of Variance (B.V.6025 2012 December 6) allowed b) and c), but denied variances a) and d).

(b) APPEAL NUMBER: B.V. 6148 1:00 p.m.

APPELLANT: Steven Chen

REGISTERED OWNER OF PROPERTY: Yu Zhao

CIVIC ADDRESS OF PROPERTY: [5890 Empress Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 190; District Lot 92; Plan 25859

APPEAL: An appeal for the relaxation of Sections 102.7(a) and 102.10 of the Burnaby Zoning Bylaw which, if permitted, will allow for construction of a new single family dwelling at 5890 Empress Avenue. The following variances are being requested:

a) depth of the principal building will be 42.0 feet where a maximum depth of 40.0 feet is permitted; and

b) rear yard setback will be 13.40 feet to the foundation where a minimum rear yard setback of 29.5 feet is required. (Zone R-2)

(c) APPEAL NUMBER: B.V. 6149 1:15 p.m.

APPELLANT: Krishan Anand

REGISTERED OWNER OF PROPERTY: Krishan and Raj Anand

CIVIC ADDRESS OF PROPERTY: [7495 Whelen Court](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 2; District Lot 86; Plan 24141

APPEAL: An appeal for the relaxation of Sections 101.6(1)(b) and 101.8 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 7495 Whelen Court. The following variances are being requested:

a) principal building height will be 31.98 feet measured from the rear average elevation and 23.82 feet measured from the front average elevation where a maximum building height of 24.3 feet is permitted; and

b) front yard setback will be 17.17 feet to the post where a minimum front yard setback of 29.5 feet is required based on minimum front yard. The roof will project 3.0 feet beyond the post. (Zone R-1)

(d) APPEAL NUMBER: B.V. 6150 1:15 p.m.

APPELLANT: Vikram Tiku

REGISTERED OWNER OF PROPERTY: Zhuting Wu

CIVIC ADDRESS OF PROPERTY: [5824 Burns Place](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 6; District Lot 93; Plan 21802

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 5824 Burns Place. The front yard setback will be 36.08 feet to the foundation where a minimum front yard setback of 41.86 feet is required based on front yard averaging. (Zone R-4)