



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 JUNE 04

TIME: 1:00 PM

PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

A G E N D A

1. **CALL TO ORDER** **PAGE**

2. **MINUTES**

(a) [Minutes of the Board of Variance Hearing held on 2015 May 07](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6165 1:00

APPELLANT: Biagio Gargiulo

REGISTERED OWNER OF PROPERTY: Annette and Biagio Gargiulo

CIVIC ADDRESS OF PROPERTY: [6497 Parkcrest Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 10; District Lot 130; Plan 12119

APPEAL: An appeal for the relaxation of Sections 6.13(1)(a) and 6.13(1)(b) of the Burnaby Zoning Bylaw which, if permitted will allow for construction of a new single family home at 6497 Parkcrest Drive. The following variances are being requested:

a) a structure along the vision clearance line facing Parkcrest Drive with varying heights up to a maximum of 5.13 feet where the maximum permitted height along the vision clearance lines is 3.28 feet; and

b) a structure along the vision clearance line facing Kensington Avenue with varying heights up to a maximum of 4.0 feet where the maximum

permitted height along the vision clearance lines is 3.28 feet; and

c) a structure along the vision clearance line facing the lane with varying heights up to a maximum of 4.04 feet where the maximum permitted height along the vision clearance lines is 3.28 feet; and

d) a structure along the vision clearance line facing Kensington Avenue with varying heights up to a maximum of 4.69 feet where the maximum permitted height along the vision clearance lines is 3.28 feet.(Zone R-2)

(b) **APPEAL NUMBER:** B.V. 6166 1:00

APPELLANT: Lev Keselman

REGISTERED OWNER OF PROPERTY: Lev Keselman and Tammy Chu

CIVIC ADDRESS OF PROPERTY: [7842 Kerrywood Crescent](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 28; District Lot 42; Plan 23102

APPEAL: An appeal for the relaxation of Sections 101.8 and 101.9(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family home at 7842 Kerrywood Crescent. The following variances are being requested:

a) a front yard setback of 16.54 feet to the foundation where a minimum front yard setback of 31.03 feet is required based on front yard averaging. The roof overhang will be 1.0 feet beyond the foundation; and

b) a side yard setback of 6.13 feet to the foundation where a minimum side yard setback of 7.9 feet is required.(Zone R-1)

(c) **APPEAL NUMBER:** B.V. 6167 1:15

APPELLANT: Ed Piendl

REGISTERED OWNER OF PROPERTY: 684584 BC LTD

CIVIC ADDRESS OF PROPERTY: [3777 Keith Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 12; District Lot 175; Plan 17608

APPEAL: An appeal for exemption from Section 911 (5) of the Local Government Act to allow for consolidation of 3777 and 3790 Keith Street, structural additions and alterations to the existing legal non-conforming industrial

building and associated parking, loading and landscape revisions.(Zone M-5)

(d) **APPEAL NUMBER:** B.V. 6168 1:15

APPELLANT: Hijran Shawkat

REGISTERED OWNER OF PROPERTY: Mohammad N. Rahimyar, Mohammad D. Rahimyar and Mohammad I. Rahimyar

CIVIC ADDRESS OF PROPERTY: [6953 Kingsway](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 16; District Lot 95; Plan 7592

APPEAL: An appeal for exemption from Section 911 (5) of the Local Government Act to allow for exterior and interior structural alterations to the existing legal non-conforming single family dwelling at 6953 Kingsway. (Zone C-4)

(e) **APPEAL NUMBER:** B.V. 6169 1:30

APPELLANT: Karmjit Sanghera

REGISTERED OWNER OF PROPERTY: Karmjit Sanghera

CIVIC ADDRESS OF PROPERTY: [3785 Godwin Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot B; District Lot 76; Plan 70205

APPEAL: An appeal for the relaxation of Sections 6.3.1, 6.6(2)(c) and 6.6(2)(d) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new two family home with a detached garage at 3785 Godwin Avenue. The following variances are being requested:

a) a distance between the principal building and detached garage of 8.25 feet where a minimum distance of 14.8 feet is required; and

b) a width of the detached garage of 22.5 feet where a maximum width of the detached garage of 22.0 feet is permitted; and

c) a setback between the detached garage and west property line of 2.5 feet where a minimum distance of 3.94 feet is required. (Zone R-12)

(f) **APPEAL NUMBER:** B.V. 6170 1:30

APPELLANT: Avtar Basra

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

CIVIC ADDRESS OF PROPERTY: [6696 Aubrey Street](#)

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

APPEAL: An appeal for the relaxation of Section 6.3.1 of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new two family dwelling with a detached garage at 6696 Aubrey Street. The distance between the principal building and detached garage is 6.0 feet where a minimum distance of 14.8 feet is required. (Zone R-4).

A previous Board of Variance (BOV 6140 2015 January 08) allowed: a) the principal building front yard setback from the east property line of 36.0 feet where a minimum 40.0 feet is required; and b) the detached garage measured from the north property line of 16.0 feet where a minimum 24.6 feet is required.

A previous Board of Variance (BOV 6155 2015 April 02) denied an appeal requesting the distance between the principal building and the detached garage to be 6.01 feet where a minimum distance of 14.8 feet is required.

(g) **APPEAL NUMBER:** B.V. 6171 1:45

APPELLANT: Long Nguyen

REGISTERED OWNER OF PROPERTY: Anna Wijesinghe

CIVIC ADDRESS OF PROPERTY: [7615 Coldicutt Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot 11; Plan 88412

APPEAL: An appeal for the relaxation of Section 103.7 (b) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new rear deck cover to upper floor and new secondary suite to bottom floor at 7615 Coldicutt Street. The building depth will be 66.25 feet where a maximum depth of 60.0 feet is permitted. (Zone R-3).

(h) **APPEAL NUMBER:** B.V. 6172 1:45

APPELLANT: Stevan Gaurilovic

REGISTERED OWNER OF PROPERTY: Jelena and Marko Markovic

CIVIC ADDRESS OF PROPERTY: [1655 Howard Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 60; District Lot 126; Plan 25437

APPEAL: An appeal for the relaxation of Sections 6.2(2), 102.8(1) and 800.6(1) of the Burnaby Zoning Bylaw which, if permitted, will allow for the construction of a new single family dwelling at 1655 Howard Avenue. The following variances are being requested:

a) a front yard setback from Heathdale Drive, to the post, of 39.10 feet where a minimum front yard setback of 44.57 feet is required based on front yard averaging. The cantilevered deck joists will extend 2.0 feet beyond the post; and

b) construction of an accessory building in a required front yard, located 3.94 feet from the West property line abutting Heathdale Drive and 4.0 feet from the South property line, where siting of an accessory building in a required front yard is prohibited by the Zoning Bylaw.(Zone R-2)

(i) **APPEAL NUMBER:** B.V. 6173 2:00

CIVIC ADDRESS OF PROPERTY: 8210 Burnlake Drive

This appeal was WITHDRAWN prior to the Hearing.