



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 NOVEMBER 05
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 October 01

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6192 **WITHDRAWN**

APPELLANT: Ron Bijok

REGISTERED OWNER OF PROPERTY: Kevin Snelgrove and Sabrina Machel

CIVIC ADDRESS OF PROPERTY: [5883 Monarch Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 22; District Lot 80; Plan 1798

(b) **APPEAL NUMBER:** B.V. 6193 **1:00**

APPELLANT: Rosa Alexander

REGISTERED OWNER OF PROPERTY: Rosina Alexander

CIVIC ADDRESS OF PROPERTY: [175 Ranelagh Avenue North](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 22; District Lot 189; Plan 4953

APPEAL: An Appeal for the relaxation of Sections 105.6(1)(a) and 6.12(3)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for the substantive reconstruction of the basement, main floor and upper floor of an existing single family home at 175 Ranelagh Avenue North. These would include interior alterations to the basement and main floor; a new porch, deck and addition to the main floor; and a new upper floor. The following variances are being requested:

a) the principal building height, measured from the rear average grade, would be 30.41 feet where a maximum of 29.5 feet is permitted. Note the height measured from the front average grade would be 28.31 feet, and

b) the side yard setback would be 2.6 feet where a minimum side yard setback of 3.3 feet is required. (Zone R5)

(c) **APPEAL NUMBER:** B.V. 6194 **1:15**

APPELLANT: Tony Gill

REGISTERED OWNER OF PROPERTY: Belltown Homes LTD and A-Pacific Development LTD

CIVIC ADDRESS OF PROPERTY: [7357 Newcombe Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 32; District Lot 25; Plan 14945

APPEAL: An appeal for the relaxation of Section 6.3.1 of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of a new single family home at 7357 Newcombe Street. The distance between the principal building and the detached garage would be 0.53 feet where a minimum distance of 14.8 feet is required. (Zone R10)

A previous Board of Variance (BOV 6177 2015 July 09) denied an appeal requesting the front yard setback of 24.93 feet measured to the foundation where a minimum front yard setback of 40.63 feet is required.

A previous Board of Variance (BOV 6190 2015 September 03) denied an appeal requesting the front yard setback of 33.86 feet measured to the foundation where a minimum front yard setback of 40.63 feet is required; and allowed the distance between the principal building and the detached garage of 9.75 feet where a minimum distance of 14.8 feet is required.

(d) **APPEAL NUMBER:** B.V. 6195 **1:15**

APPELLANT: Xiao Jia Hu

REGISTERED OWNER OF PROPERTY: Yang and Xiao Hu

CIVIC ADDRESS OF PROPERTY: [4862 Gilpin Court](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 3; District Lot 34; Plan 15142

APPEAL: An appeal for the relaxation of Section 105.6(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for: additions to the basement, main floor and upper floor; interior alterations/finishing to the basement and main floor; new main porch and deck; new upper floor deck, and a new basement attached garage at 4862 Gilpin Court. The following variances are being requested:

- a) the principal building height, measured from the rear average elevation, would be 28.57 feet where a maximum of 24.3 feet is permitted, and
- b) the principal building height, measured from the front average elevation, would be 27.45 where a maximum of 24.3 feet is permitted. (Zone R5)

A previous Board of Variance (BOV 6111 2014 June 05) allowed a principal building height of 27.95 feet measured from the rear yard and 26.83 measured from the front yard, a principal building depth of 38.75 feet, a front yard setback of 14.08 feet and a rear yard setback of 7.92 feet.

4. NEW BUSINESS

5. ADJOURNMENT