



## **BOARD OF VARIANCE**

### ***NOTICE OF OPEN MEETING***

**DATE:** THURSDAY, 2015 DECEMBER 03

**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 November 05](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6196 **1:00 p.m.**

**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 and carport would be 3.43 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.

A previous Board of Variance (BOV 6194 2015 November 05) denied an appeal requesting the distance between the principal building and the detached garage of .53 feet where a minimum distance of 14.8 feet is required.

**(b)      APPEAL NUMBER:      B.V. 6197      1:00 p.m.**

APPELLANT:      Edward Vega

REGISTERED OWNER OF PROPERTY:      Darlene Sorel

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

LEGAL DESCRIPTION OF PROPERTY:      Lot 10; DL 122/188; Plan NWP4953

APPEAL:      An appeal for the relaxation of Section 105.6(1)(b) of the Burnaby Zoning Bylaw, which, if permitted, would allow for interior alterations and an addition to an existing single family dwelling, with secondary suite and detached garage, at 175 Delta Avenue. The following variances are being requested:

a) The principal building height, measured from the rear average elevation, would be 33.55 feet where a maximum height of 24.3 feet is permitted;

b) The principal building height, measured from the front average elevation, would be 25.71 feet where a maximum height of 24.3 feet is permitted; and,

c) The principal building height would be 3 storeys where a maximum of 2.5 storeys is permitted. (Zone R5)

**(c)      APPEAL NUMBER:      B.V. 6198      1:15 p.m.**

APPELLANT:      Ying Muoi Ho

REGISTERED OWNER OF PROPERTY:      Ying Muoi Ho

CIVIC ADDRESS OF PROPERTY:      [8210 Burnlake Drive](#)

LEGAL DESCRIPTION OF PROPERTY:      Lot 202; District Lot 40; Plan 48688

APPEAL: An Appeal for the relaxation of Sections 101.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of an addition and interior alterations to main and upper floor of an existing single family dwelling with a secondary suite and detached garage at 8210 Burnlake Drive. The front yard setback from the Winston Street property line would be 74.10 feet to the foundation where a minimum front yard setback of 85.24 feet is required based on front yard averaging. A balcony would project 1.5 feet beyond the foundation and two window bays would project 1.0 feet beyond the foundation. (Zone R1)

A previous Board of Variance (BOV 6175 2015 July 09) decision allowed a front yard setback on Winston Street of 72.62, as well as, a roof overhang projecting 2.5 feet on all sides beyond the foundation of the addition, except with a roof overhang of 3 feet where 2 roofs meet.

(d) **APPEAL NUMBER:** B.V. 6199 **WITHDRAWN**

APPELLANT: Amitoj Sanghera

REGISTERED OWNER OF PROPERTY: Agiakar and Pritpal Gill

CIVIC ADDRESS OF PROPERTY: [3526 Colter Court](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 100; District Lot 43; Plan NWP39458

(e) **APPEAL NUMBER:** B.V. 6200 **1:30 p.m.**

APPELLANT: Helder Baptista

REGISTERED OWNER OF PROPERTY: Helder Baptista

CIVIC ADDRESS OF PROPERTY: [6200 Buchanan](#) Street

LEGAL DESCRIPTION OF PROPERTY: Lot 119; District Lot 130; Plan 61236

APPEAL: An appeal for the relaxation of Sections 6.2(2) and 800.6(1) of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of an accessory building in a required front yard at 6200 Buchanan Street, located 9.0 feet from the south property line abutting Parkcrest Drive and 13.61 feet from the east property line, where siting of an accessory building in a required front yard is prohibited. (Zone R2)

(f) **APPEAL NUMBER:** B.V. 6201 **1:30 p.m.**

APPELLANT: Helen Soderholm

REGISTERED OWNER OF PROPERTY: Peter Buchanan and Helen Soderholm

CIVIC ADDRESS OF PROPERTY:    [5724 Eglinton Street](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot 79; District Lot 83; Plan 24961

APPEAL:    An appeal for the relaxation of Section 6.14(5)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the retention of a fence to an existing family home at 5724 Eglinton Street. The fence height, in the required side and rear yard, would be of varying heights of up to 9.97 feet where a maximum height of 5.91 feet is permitted. (Zone R-2)

A previous Board of Variance (BOV 6178 2015 July 09) denied an appeal for a fence height, in the required side and rear yard, of varying heights of up to 10.13 feet where a maximum 5.91 feet is permitted.

**4.    NEW BUSINESS**

**5.    ADJOURNMENT**