



## **BOARD OF VARIANCE**

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

**DATE:** THURSDAY, 2016 APRIL 07

**TIME:** 6:00 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 2016 March 03](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6218 **6:00 p.m.**

**APPELLANT:** Roger Johal

**REGISTERED OWNER OF PROPERTY:** Keren and Maxim Alterman

**CIVIC ADDRESS OF PROPERTY:** [4052 Marine Drive](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot 185; DL 175; Plan 41124

**APPEAL:** An Appeal for the relaxation of Sections 102.6(1)(a) and 102.8(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 4052 Marine Drive. The following variances are being requested:

a) The principal building height, measured from the rear average elevation would be 33.0 feet, where a maximum building height of 29.5 feet is permitted. The principal building height, measured from the front average elevation would be 26.39 feet; and,

b) The front yard setback would be 62.5 feet to the foundation, where a minimum front yard setback of 66.47 feet is required based on front yard averaging. The roof overhang would be 2.5 feet beyond the foundation. (Zone R2)

**(b)      APPEAL NUMBER:      B.V. 6219      6:00 p.m.**

APPELLANT:      Jeff Chong

REGISTERED OWNER OF PROPERTY:      Anne Kang

CIVIC ADDRESS OF PROPERTY:      [4035 Brandon Street](#)

LEGAL DESCRIPTION OF PROPERTY:      Lot 41; DL 34; Plan 24339

APPEAL:      An appeal for the relaxation of Sections 105.6(1)(b) and 105.8(1) of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new single family dwelling with attached garage at 4035 Brandon Street. The following variances are being requested:

a) The principal building height measured from the rear average elevation would be 28.0 feet, where a maximum building height of 24.30 feet is permitted. The principal building height measured from the front average elevation would be 23.9 feet, where a maximum building height of 24.30 feet is permitted;

b) The principal building depth would be 66.0 feet measured to the rear deck post, where a maximum depth of 60.0 feet is permitted. The rear deck would project 3.0 feet beyond the post. (Zone R5)

**(c)      APPEAL NUMBER:      B.V. 6220      6:15 p.m.**

APPELLANT:      Jonathan Ehling

REGISTERED OWNER OF PROPERTY:      Hu Hong X

CIVIC ADDRESS OF PROPERTY:      [5635 Oakglen Drive](#)

LEGAL DESCRIPTION OF PROPERTY:      Lot 8; DL 32; Plan 18542

APPEAL:      An appeal for the relaxation of Sections 6.3.1 and 104.9 of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new single family dwelling at 5635 Oakglen Drive. The following variances are being requested:

- a) The distance between the principal building and the detached garage would be 12.22 feet where a minimum distance of 14.8 feet is permitted;
- b) The principal building height measured from the rear average elevation would be 29.9 feet where the maximum building height of 29.5 feet is permitted;
- c) The principal building height measured from the front average elevation would be 31.15 feet where the maximum building height of 29.5 feet is permitted; and,
- d) The front yard setback would be 36.25 feet to the post where a minimum front yard setback of 41.48 feet is permitted based on front yard averaging. The roof overhang would be 1.5 feet beyond the post. (Zone R4)

A previous Board of Variance (BOV 6214, 2016 March 03) allowed the principal building height measured from the rear average elevation to be 29.6 feet, and the principal building height measured from the front average elevation to be 31.3 feet where a maximum building height of 29.5 feet is permitted. The Board denied an appeal requesting the front yard setback of 33.75 feet to the post, where a minimum front yard setback of 41.48 feet is permitted.

**(d)      APPEAL NUMBER:      B.V. 6221      6:15 p.m.**

APPELLANT:      Eva Wang

REGISTERED OWNER OF PROPERTY:      Hsiao Chi

CIVIC ADDRESS OF PROPERTY:      [5150 Irmin Street](#)

LEGAL DESCRIPTION OF PROPERTY:      Lot 48; DL 98; Plan 2066

APPEAL:      An appeal for the relaxation of Section 105.9 of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a new single family dwelling with secondary suite and attached garage at 5150 Irmin Street. The front yard setback would be 19.7 feet measured to the post where a minimum front yard setback of 24.84 feet is required based on front yard averaging. The roof overhang would be 2.0 feet and the steps would be 3.0 feet beyond the post. (Zone R5)

**(e)      APPEAL NUMBER:      B.V. 6222      6:30 p.m.**

APPELLANT:      Angelo Marrocco

REGISTERED OWNER OF PROPERTY:      Manda and Ivica Barisic

CIVIC ADDRESS OF PROPERTY:      [7476 19th Avenue](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot 1; DL 30; Plan BCP 222

**APPEAL:** An appeal for the relaxation of Sections 112.7(1) and 112.10 of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a deck addition with an aluminum roof cover to an existing single family dwelling at 7476 19th Avenue. The following variances are being requested:

a) The depth of the principal building would be 71.0 feet where a minimum depth of 56.61 feet is permitted; and,

b) The rear yard setback would be 18.72 feet measured to the covered deck face where a minimum rear yard setback of 24.60 feet is required. The roof overhang would be .5 feet beyond the covered deck face. (Zone R12)

**4. NEW BUSINESS**

**5. ADJOURNMENT**