



## BOARD OF VARIANCE

### *NOTICE OF OPEN MEETING*

**DATE:** THURSDAY, 2016 JULY 07

**TIME:** 6:00 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 2016 June 02](#)

**3. APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6231 **6:00 p.m.**

APPELLANT: Ken Fung

REGISTERED OWNER OF PROPERTY: Qi and Wei Zhang

CIVIC ADDRESS OF PROPERTY: [8211 Lakeland Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 86; DL 58; Plan 33225

APPEAL: An appeal for the relaxation of Section 6.6(2)(d) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 8211 Lakeland Drive. The distance between the detached garage and the side lot line would be 2.5 feet where a minimum distance of 3.94 feet is required. (Zone R1)

(b) **APPEAL NUMBER:** B.V. 6232 **6:00 p.m.**

APPELLANT: Muiz Awawdji

REGISTERED OWNER OF PROPERTY: Sanjeet Ark and Aye Kyi

CIVIC ADDRESS OF PROPERTY:    [7683 Burgess Street](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot 15; DL 29; Plan NWP3035

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 7683 Burgess Street. The distance between the principal building and the detached garage would be 10.45 feet where a minimum distance of 14.8 feet is required. (Zone R5)

(c)    **APPEAL NUMBER:**    **B.V. 6233**                      **6:15 p.m.**

APPELLANT:    Chatranjan Saran

REGISTERED OWNER OF PROPERTY:    Chatranjan and Surinder Saran

CIVIC ADDRESS OF PROPERTY:    [5936 Keith Street](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot 13; DL 159; Plan NWP1219

APPEAL:    An appeal for the relaxation of Section 102.8(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 5936 Keith Street. The front Yard setback would be 35.10 feet, to the porch post, where a minimum front yard setback of 43.91 feet is required based on front yard averaging. The porch overhang projects 3.0 feet beyond the porch post. (Zone R2)

(d)    **APPEAL NUMBER:**    **B.V. 6234**                      **6:15 p.m.**

APPELLANT:    Andrew and Pietro Cappellano

REGISTERED OWNER OF PROPERTY:    Andrew and Pietro Cappellano

CIVIC ADDRESS OF PROPERTY:    [3223 Bainbridge Avenue](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot 17; DL 44; Plan NWP23696

APPEAL:    An appeal for the relaxation of Section 101.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with secondary suite and attached garage at 3223 Bainbridge Avenue. The front yard setback, to the foundation, would be 24.50 feet where a minimum front yard setback of 39.80 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the foundation. (Zone R1)

(e)    **APPEAL NUMBER:**    **B.V. 6235**                      **6:30 p.m.**

APPELLANT:    Jatinderpal Gill

REGISTERED OWNER OF PROPERTY: 1072218 BC LTD

CIVIC ADDRESS OF PROPERTY: [4935 and 4937 Georgia Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot D; DL 127; Plan NWP16140

APPEAL: An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family dwelling at 4935 and 4937 Georgia Street. The front yard setback would be 27.21 feet to the foundation/post where a minimum front yard setback of 41.43 feet is required based on front yard averaging. The roof overhang would be 1.67 feet and the two bay windows would project 1.0 feet beyond the foundation/post. (Zone R4)

(f) **APPEAL NUMBER:** B.V. 6236 **6:30 p.m.**

APPELLANT: Daniel Masellis

REGISTERED OWNER OF PROPERTY: Daniel and Wendy Masellis

CIVIC ADDRESS OF PROPERTY: [7265 Ridgeview Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 224; DL 215 and 216; Plan NWP53168

APPEAL: An appeal for the relaxation of Sections 102.8 and 102.10 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 7265 Ridgeview Drive. The following variances are being requested:

a) The front yard setback would be 21.09 feet to the porch posts, where a minimum front yard setback of 24.6 feet is required. The front porch post overhang would project 2.67 feet beyond the posts; and,

b) The rear yard setback would be 19.75 feet to the foundation, where a minimum rear yard setback of 29.5 feet is required. The cantilevered deck would project 3.83 feet beyond the foundation. (Zone R2)

(g) **APPEAL NUMBER:** B.V. 6237 **6:45 p.m.**

APPELLANT: Hitesh Neb

REGISTERED OWNER OF PROPERTY: Crescent Holdings Inc

CIVIC ADDRESS OF PROPERTY: [4679 Alpha Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 39; DL 123; Plan NWP16792

APPEAL: An appeal for the relaxation of Sections 6.3.1, 110.6(2)(b), 110.7(a), 110.8, and 110.12(2) of the Burnaby Zoning Bylaw which, if permitted would allow for the construction of a new single family home at 4679 Alpha Drive. The following variances are being requested:

a) The distance between the principal building and the detached garage would be 5.60 feet where a minimum distance of 14.8 feet is required;

b) The principal building height would be 22.65 feet where a maximum height of 19.0 feet is permitted;

c) The depth of the principal building would be 57.27 feet where a maximum depth of 38.23 feet is permitted;

d) The front yard setback would be 16.39 feet to the foundation where a minimum front yard setback of 24.9 feet is required based on front yard averaging. The roof overhang would project 2.81 feet beyond the foundation; and,

e) Retaining walls at the frontage of Alpha Drive with varying heights of up to a maximum of 2.50 feet where no fence or other structures are permitted in front of the face of the principal building facing the front yard. (Zone R10)

(h) **APPEAL NUMBER:** B.V. 6238 **6:45 p.m.**

APPELLANT: Vikram Tiku

REGISTERED OWNER OF PROPERTY: Nimira Bapoo

CIVIC ADDRESS OF PROPERTY: [3913 Nithsdale Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 11; DL 68; Plan NWP11923

APPEAL: An appeal for the relaxation of the Section 105.6(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 3913 Nithsdale Street. The principal building height, measured from the rear average elevation would be 33.0 feet where the maximum building height of 24.3 feet is permitted. The principal building height, measured from the front average elevation would be 23.0 feet. (Zone R5)

4. **NEW BUSINESS**

5. **ADJOURNMENT**