



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2016 AUGUST 04

TIME: 6:00 PM

PLACE: CLERK'S COMMITTEE ROOM, LOWER 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 July 07](#)

3. APPEAL APPLICATIONS

(a) **APPEAL NUMBER:** B.V. 6239 **6:00 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 Sections 6.3.1 and 104.11 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new two family home at 4935 and 4937 Georgia Street. The following variances are being requested:

a) The distance between the principal building and the detached garage would be 8.39 feet where a minimum distance of 14.8 feet is required; and,

b) The rear yard setback would be 19.33 feet to the foundation where a minimum rear yard setback of 29.5 feet is required. (Zone R4)

A previous Board of Variance application was withdrawn prior to the 2016 July 07 Hearing.

(b) APPEAL NUMBER: B.V. 6240 6:00 p.m.

APPELLANT: Monika Amini

REGISTERED OWNER OF PROPERTY: Isabella and Mikel Iuliano

CIVIC ADDRESS OF PROPERTY: [1484 Douglas Road](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 14; DL 117; Plan NWP1222

APPEAL: An appeal for the relaxation of Sections 105.8(1), 105.9 and 105.11 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home with attached garage at 1484 Douglas Road. The following variances are being requested:

- a) the depth of the principal building would be 59.0 feet where a maximum depth of 33.5 feet is permitted;
- b) The front yard setback would be 8.17 feet to the posts where a minimum front yard setback of 19.7 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the post; and,
- c) The rear yard setback would be 6.58 feet to the post where a minimum rear yard setback of 24.6 feet is required. The roof overhang would be 2.0 feet beyond the post. (Zone R5)

(c) APPEAL NUMBER: B.V. 6241 6:15 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 16792

APPEAL: An appeal for the relaxation of Sections 6.3.1, 110.6(2)(b), 110.7(a) and 110.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a 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 21.04 feet where a maximum height of 19.0 feet is permitted;

c) the depth of the principal building would be 57.02 feet where a maximum depth of 38.23 feet is permitted; and,

d) the front yard setback would be 16.55 feet to the foundation where a minimum front yard setback of 24.9 feet is required. The roof overhang would project a further 2.95 feet beyond the foundation. (Zone R10)

A previous Board of Variance (BV 6237, 2016 July 07) allowed the appeals requesting the distance between the principal building and the detached garage to be 5.60 feet where a minimum distance of 14.8 feet is required, and the depth of the principal building to be 57.27 feet where a maximum depth of 38.23 feet is permitted.

The Board of Variance denied the appeals requesting the principal building height of 22.65 feet where a maximum height of 19.0 feet is permitted; the front yard setback of 16.39 feet to the foundation where a minimum front yard setback of 24.9 feet is required based on front yard averaging, with the roof overhang extending 2.81 feet beyond the foundation; and 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.

4. NEW BUSINESS

5. ADJOURNMENT