



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2016 NOVEMBER 03
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 October 06](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6247 **6:00 p.m.**

APPELLANT: Mikhail Serov

REGISTERED OWNER OF PROPERTY: Mikhail Serov

CIVIC ADDRESS OF PROPERTY: [35 Ellesmere Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 26; DL 189; 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 the construction of a new single family home with a detached garage at 35 Ellesmere Avenue. The principal building height, measured from the front average elevation, would be 25.1 feet where the maximum building height of 24.3 feet is permitted. The principal building height, measured from the rear average elevation, would be 21.7 feet. (Zone R5)

(b) APPEAL NUMBER: B.V. 6248 6:00 p.m.

APPELLANT: TQ Construction

REGISTERED OWNER OF PROPERTY: Siaw Min Pui

CIVIC ADDRESS OF PROPERTY: [7267 Broadway](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 90; DL 136; Plan NWP28307

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 7267 Broadway. The front yard setback would be 70.0 feet where a minimum setback of 97.4 feet is required based on front yard averaging. (Zone R2)

(c) APPEAL NUMBER: B.V. 6249 6:15 p.m.

APPELLANT: Victoreric Design Group

REGISTERED OWNER OF PROPERTY: Ky Hoang and Toya Soo

CIVIC ADDRESS OF PROPERTY: [5105 Hardwick Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 104; DL 74; Plan NWP33374

APPEAL: An appeal for the relaxation of Sections 6.3.1 and 103.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 5105 Hardwick Street. The following variances are being requested:

a) a distance between the principal building and a detached garage of 7.9 feet where a minimum distance of 14.8 feet is required; and,

b) a front yard setback of 24.03 feet where a minimum setback of 33.22 feet is required based on front yard averaging. (Zone R3)

(d) APPEAL NUMBER: B.V. 6250 6:15 p.m.

APPELLANT: Raffaele and Associates

REGISTERED OWNER OF PROPERTY: Mela Properties

CIVIC ADDRESS OF PROPERTY: [7774 Government Road](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 54; DL 42; Plan NWP26832

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 at 7774 Government Road. The front yard setback would be 43.81 feet where a minimum setback of 114.5 feet is required based on front yard averaging. (Zone R1)

A previous Board of Variance (BOV 6246, 2016 October 06) denied an appeal requesting the front yard setback of 29.53 feet.

4. NEW BUSINESS

5. ADJOURNMENT