



## **BOARD OF VARIANCE**

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

**DATE:** THURSDAY, 2017 FEBRUARY 02  
**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 2017 January 05](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6262 **6:00 p.m.**

**APPELLANT:** Maxcyne Dias

**REGISTERED OWNER OF PROPERTY:** Anthony and Maxcyne Dias

**CIVIC ADDRESS OF PROPERTY:** [6895 Curtis Street](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot: 36; DL 206; Plan 19729

**APPEAL:** An appeal for the relaxation of Section 6.3.1 of the Burnaby Zoning Bylaw which, if permitted, would allow for the retention of a partly covered deck to the rear of the existing single family dwelling (work done without a permit) at 6895 Curtis Street. The distance between the principal building and the detached garage is 13.67 feet where a minimum distance of 14.8 feet is required. (Zone-R5)

**(b)      APPEAL NUMBER:    B.V. 6265                      6:00 p.m.**

APPELLANT:      Takeru & Shereene Yukawa

REGISTERED OWNER OF PROPERTY:    Takeru & Shereene Yukawa

CIVIC ADDRESS OF PROPERTY:    [4158 Georgia Street](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot 49; DL 121; Plan NWP50383

APPEAL:    An appeal for the relaxation of Section 105.8(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for retention of an addition (work done without a permit) to a single family home at 4158 Georgia Street. The principal building depth would be 64.0 feet where a maximum depth of 60.0 feet is permitted. (Zone R5)

**(c)      APPEAL NUMBER:    B.V. 6266                      6:15 p.m.**

APPELLANT:      Harb Mann

REGISTERED OWNER OF PROPERTY:    Jack and Paulina Chan

CIVIC ADDRESS OF PROPERTY:    [8462 Royal Oak Avenue](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot 18; DL 158; Plan NWP1489

APPEAL:    An appeal for the relaxation of Sections 102.6(1)(a), 102.8(1), & 102.10 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 8462 Royal Oak Avenue. The following variances are being requested:

a) A principal building height, measured from the front average elevation, of 32.09 feet where a maximum height of 29.5 feet is permitted. The height measured from the rear average elevation would be 24.79 feet;

b) A front yard setback of 34.56 feet where a minimum setback of 39.48 feet is required based on front yard averaging; and,

c) A rear yard setback of 20.0 feet where a minimum setback of 29.5 feet is required. All principal building projections, fences and retaining walls into the resulting front and rear yards will conform to the requirements of Sections 6.12 and 6.14, respectively. (Zone R2)

A previous Board of Variance appeal (BOV 6261, 2016 December 15) sought allowance for a principal building height of 33.74 feet, and a front yard setback of

24.6 feet. Both variances were denied.

(d) **APPEAL NUMBER:** B.V. 6267 **6:15 p.m.**

**APPELLANT:** Nick Zanic

**REGISTERED OWNER OF PROPERTY:** Franco and Maria Cortese

**CIVIC ADDRESS OF PROPERTY:** [4589 Venables Street](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot H; DL 122; Plan 13058

**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 detached garage at 4589 Venables Street. The front yard setback would be 29.95 feet where a minimum setback of 35.1 feet is required. All principal building projections, fences and retaining walls will conform to the requirements of Sections 6.12 and 6.14, respectively. (Zone R5)

4. **NEW BUSINESS**

5. **ADJOURNMENT**