



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2017 SEPTEMBER 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 2017 August 10](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** BOV 6297 **6:00 p.m.**

APPELLANT: Alan McIver

REGISTERED OWNER OF PROPERTY: Alan and Elizabeth McIver

CIVIC ADDRESS OF PROPERTY: [1630 Howard Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 7: DL: 126: Plan: NWP23722

APPEAL: An Appeal for the relaxation of Sections 102.9(1) and 102.10 of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alterations, addition, and a carport enclosure to an existing single family dwelling at 1630 Howard Avenue. The following variances are requested:

a) a side yard width of 3.10 feet, where a minimum side yard width of 4.90 feet is required;

b) a combined sum of both side yard widths of 9.61 feet, where a minimum combined sum of 11.50 feet is required; and,

c) a rear yard setback of 29.40 feet, where a minimum rear yard setback of 29.50 feet is required. Zone R2

A previous Board of Variance (BOV 2974 1985 June 06) decision allowed a side yard setback of 3.0 feet.

(b) APPEAL NUMBER: BOV 6298 6:00 p.m.

APPELLANT: Angelo Marrocco

REGISTERED OWNER OF PROPERTY: Roy Mattarollo

CIVIC ADDRESS OF PROPERTY: [8675 11th Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 86: DL 13; Plan: NWP13983

APPEAL: An appeal for the relaxation of Sections 110.7(b) and 110.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alteration and an addition to an existing single family dwelling at 8675 11th Avenue. The following variances are requested:

a) a principal building depth of 59.92 feet, where a maximum building depth of 55.80 feet is permitted; and,

b) a front yard setback of 28.13 feet, where a minimum set back of 29.53 feet is required based on front yard averaging. Zone R10

(c) APPEAL NUMBER: BOV 6299 6:15 p.m.

APPELLANT: Chris Chung

REGISTERED OWNER OF PROPERTY: David Ng and Emily Wong

CIVIC ADDRESS OF PROPERTY: [3917 Lozells Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 13: DL: 43 Plan: 3227

APPEAL: An appeal for the relaxation of Section 101.6(1)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a new single family dwelling with a secondary suite and an attached garage at 3917 Lozells Avenue. The following variances are requested:

a) a principal building height of 30.94 feet measured from the rear average grade, where the maximum height of 29.50 feet is permitted; and,

b) a principal building height of 29.79 feet measured from the front average grade, where the maximum height of 29.50 feet is permitted. Zone R1

(d) **APPEAL NUMBER:** BOV 6300 **6:15 p.m.**

APPELLANT: Jagjewan Ranauta

REGISTERED OWNER OF PROPERTY: 1076194 BC LTD

CIVIC ADDRESS OF PROPERTY: [5458 Hardwick Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot A: DL 74: Plan: 68350

APPEAL: An appeal for the relaxation of Section 103.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a new single family dwelling with secondary suite and attached garage at 5458 Hardwick Street, with a front yard setback of 52.40 feet where a minimum set back of 61.61 feet is required based on front yard averaging. Zone R3.

(e) **APPEAL NUMBER:** BOV 6301 **6:30 p.m.**

APPELLANT: Jeevan Singh Saini

REGISTERED OWNER OF PROPERTY: Jeevan Saini, Inderneet Mann, Balbir Saini, and Baljinder Saini

CIVIC ADDRESS OF PROPERTY: [8263 19th Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 7: DL: 25 and 27: Plan: 14904

APPEAL: An appeal for the relaxation of Section 110.12(2) 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 8263 19th Avenue. The following variances are being requested:

a) construction of a 3 foot high fence in the required front yard along the South, East and West property lines where no fence is permitted; and,

b) construction of a retaining wall ranging in height from 1.25 feet to 8 feet in the required front yard along the South, East and West property lines where no fence or other structures are permitted in front of the face of the principal building facing the front yard. Zone R10

(f) **APPEAL NUMBER:** BOV 6302 **6:30 p.m.**

APPELLANT: Yu Guan

REGISTERED OWNER OF PROPERTY: Yu Guan

CIVIC ADDRESS OF PROPERTY: [7991 Gray Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 5; DL 157; Plan 15273

APPEAL: An appeal for the relaxation of Sections 102.7, 102.8(1), 102.10, and 6.14(5)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a new single family dwelling with secondary suite and attached garage at 7991 Gray Avenue. The following variances are being requested:

a) a principal building depth of 67.83 feet, where a maximum depth of 44.16 feet is permitted;

b) a front yard setback of 13.99 feet, where a minimum setback of 24.60 feet is required based on front yard averaging;

c) a rear yard setback of 5.09 feet, where a minimum setback of 29.50 feet is required; and,

d) construction of a retaining wall ranging in height from 3.80 feet to 5.06 feet in the required front yard, where the maximum wall height of 3.51 feet is permitted. Zone R2

4. **NEW BUSINESS**

5. **ADJOURNMENT**