



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2017 OCTOBER 05

TIME: 6:00 p.m.

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 September 07](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6303 **6:00 p.m.**

APPELLANT: Dimas Craveiro

REGISTERED OWNER OF PROPERTY: Madalena Eusebio

CIVIC ADDRESS OF PROPERTY: [7629 Stanley Crescent](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 147; DL 86; Plan 24947

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 detached garage at 7629 Stanley Crescent. The relaxation would allow for a principal building height of 34.08 feet measured from the rear average grade, where the maximum height of 29.50 feet is permitted. The principal building height measured from the front average grade will be 28.33 feet. Zone R1

(b) APPEAL NUMBER: B.V. 6304 6:00 p.m.

APPELLANT: David Lin

REGISTERED OWNER OF PROPERTY: Wen Liang & Guang Wang

CIVIC ADDRESS OF PROPERTY: [5661 Bessborough Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 11; DL 218; Plan 4953

APPEAL: An appeal for the relaxation of Sections 102.6(1)(a), 102.7 & 102.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a new single family dwelling with a secondary suite and detached garage at 5661 Bessborough Drive. The following variances are requested:

- a) A front yard setback of 0 feet, where a minimum setback of 24.60 feet is required based on front yard averaging;
- b) A principal building depth of 73.11 feet, where a maximum depth of 58.24 feet is permitted; and,
- c) A principal building height of 35.45 feet measured from the rear average grade, where the maximum height of 29.50 feet is permitted. The principal building height measured from the front average grade will be 21.83 feet. Zone R2

(c) APPEAL NUMBER: B.V. 6305 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 110.12(2) and 6.13(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and detached garage at 4679 Alpha Drive. The following variances are being requested:

- a) Construction of a 6.0 foot high fence in the required front yard along the North property line where no fence or other structure is permitted in front of the face of the principle building facing the front yard;

b) Construction of a 4.0 foot high retaining wall in the required front yard along the North property line where no fence or other structures are permitted in front of the face of the principal building facing the front yard; and,

c) Construction of a 6.0 foot high fence along the North property line where the fence cannot exceed 3.51 feet within 19.69 feet from the point of intersection of a lane and a street. Zone R10

A previous Board of Variance appeal (B.V. 6241, August 4 2016) –

Allowed:

- *a distance of 5.6 feet between principal building and detached garage;*
- *a principal building height of 21.04 feet;*
- *a principal building depth of 57.02 feet; and*
- *a front yard setback of 16.55 feet.*

A previous Board of Variance (BV 6237, 2016 July 07) -

Allowed:

- *a distance of 5.6 feet between principal building and the detached garage; and*
- *a principal building depth of 57.27 feet.*

Denied:

- *a principal building height of 22.65 feet;*
- *a front yard setback of 16.39 feet to the foundation, with a roof overhang projecting 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.*

(d) **APPEAL NUMBER:** B.V. 6306 **WITHDRAWN – 2017 September 19**

APPELLANT: Jonathan Ehling

REGISTERED OWNER OF PROPERTY: Joy Dalla-Tina and Stefano De Bei

CIVIC ADDRESS OF PROPERTY: [465 Springer Avenue North](#)

4. **NEW BUSINESS**

5. **ADJOURNMENT**