



## **BOARD OF VARIANCE**

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

**DATE:** THURSDAY, 2018 JANUARY 04

**TIME:** 6:00 PM

**PLACE:** COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

### **A G E N D A**

1. **CALL TO ORDER**

2. **ELECTIONS**

(a) [Election of Chair](#)

3. **MINUTES**

(a) [Minutes of the Board of Variance Hearing held on 2017 December 07](#)

4. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6312 **6:00 p.m.**

**APPELLANT:** Karamjit Singh

**REGISTERED OWNER OF PROPERTY:** Amrik Sandhu and Karamjit Singh

**CIVIC ADDRESS OF PROPERTY:** [3785 Warren Street](#)

**LEGAL DESCRIPTION OF PROPERTY:** Lot E: DL 35: Plan: 16710

**APPEAL:** An appeal for the relaxation of Section 104.9 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 3785 Warren Street, with a front yard depth of 33.45 feet where a minimum depth of 37.45 feet is required based on front yard averaging. Zone R4

**(b) APPEAL NUMBER: B.V. 6313 6:00 p.m.**

APPELLANT: Gurmit Aujla

REGISTERED OWNER OF PROPERTY: Gurmit and Harstinder Aujla

CIVIC ADDRESS OF PROPERTY: [6157 Elgin Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 1; DL 94; Plan NWS1121

APPEAL: An appeal for the relaxation of Section 104.6(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a new single family dwelling with a secondary suite and a detached garage at 6157 Elgin Avenue. The following variances are requested:

a) a principal building height of 26.74 feet (flat roof) measured from the front average grade, where the maximum height of 24.30 feet is permitted; and,

b) a principal building height of 25.01 feet (flat roof) measured from the rear average grade, where the maximum height of 24.30 feet is permitted. Zone R4

**(c) APPEAL NUMBER: B.V. 6314 6:15 p.m.**

APPELLANT: Norman Zottenberg

REGISTERED OWNER OF PROPERTY: Melissa & Michael Fox; Sha & Bradley Snider

CIVIC ADDRESS OF PROPERTY: [3759/3761 Hurst Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot B; DL 150; Plan NWP8581

APPEAL: An appeal for the relaxation of Sections 110.1(1) and 110.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alteration and an addition to an existing two family dwelling at 3759 and 3761 Hurst Street. The following variances are requested:

a) construction of an addition to an existing legal, non-conforming two family dwelling, where two family dwellings are not permitted in R10 zoning; and,

b) a front yard setback of 24.79 feet, where a minimum set back of 27.41 feet is required based on front yard averaging. Zone R10

(d) **APPEAL NUMBER:** B.V. 6315 **6:15 p.m.**

APPELLANT: Rebecca Verschoor, TQ Construction

REGISTERED OWNER OF PROPERTY: Frances, Colin and Peter Fong

CIVIC ADDRESS OF PROPERTY: [3957 Lozells Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 81; DL 43; Plan NWP28993

APPEAL: An appeal for the relaxation of Sections 6.6(2)(g)(i), 6.6(2)(g)(ii) and 101.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alteration, deck addition (already built), enclosed carport to a garage (already built), and a new accessory building (already built) to an existing single family dwelling at 3957 Lozells Avenue. The following variances are requested:

a) a side yard width of 6.0 feet for an Accessory Building, where a minimum side yard width of 29.50 feet is required;

b) a rear yard depth of .5 feet for an Accessory Building, where a minimum rear yard width of 3.94 feet is required; and,

c) a front yard depth of 30.50 feet, where a minimum depth of 34.73 feet is required based on front yard averaging. Zone R1

(e) **APPEAL NUMBER:** B.V. 6316 **6:30 p.m.**

APPELLANT: Mark Handford

REGISTERED OWNER OF PROPERTY: Rosanne Chow

CIVIC ADDRESS OF PROPERTY: [7091 Kitchener Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 1; DL 135; Plan NWP18498

APPEAL: An appeal for the relaxation of Section 104.9 of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a second floor addition to an existing single family dwelling at 7091 Kitchener Street, with a front yard setback of 29.6 feet where a minimum set back of 29.9 feet is required based on front yard averaging. Zone R4

5. **NEW BUSINESS**

6. **ADJOURNMENT**