



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2018 MARCH 01

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

(b) [Minutes of the Board of Variance Hearing held on 2018 February 01](#)

4. APPEAL APPLICATIONS

(a) **APPEAL NUMBER:** B.V. 6320 **6:00 p.m.**

APPELLANT: Tony Zaurrini

REGISTERED OWNER OF PROPERTY: William Bradley

CIVIC ADDRESS OF PROPERTY: [208 Ellesmere Avenue North](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 2; DL 189; Plan 4953

APPEAL: An appeal for the relaxation of Section 6.14(5)(a)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a detached garage at 208 Ellesmere Avenue North. The following variances are requested:

a) Construction of a fence from the original grade up to 10.17 feet in the required front yard, where a maximum fence height of 3.51 feet is permitted;

b) Construction of a retaining wall up to 6.6 feet in the required front yard, where a maximum retaining wall height of 3.51 feet is permitted; and,

c) Construction of a retaining wall up to 17.25 feet located in the rear of the required front yard, where a maximum retaining wall height of 5.91 feet is permitted. Zone R2

(b) APPEAL NUMBER: B.V. 6321 6:00 p.m.

APPELLANT: Tohmm Cobban Architect

REGISTERED OWNER OF PROPERTY: Albert and Susan Tremblett

CIVIC ADDRESS OF PROPERTY: [4256 Venables Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 6; DL 121; Plan 41318

APPEAL: An appeal for the relaxation of Section 105.10(3) of the Burnaby Zoning Bylaw to allow for conversion of an attached carport to garage, with sundeck above, to an existing single family dwelling at 4256 Venables Street. The applicant requests a variance to allow a side yard setback of 3.79 feet, where a minimum set back of 4.0 feet is required. Zone R5

(c) APPEAL NUMBER: B.V. 6322 6:15 p.m.

APPELLANT: Chris Williams, Basil Restoration Ltd.

REGISTERED OWNER OF PROPERTY: James Fitzgerald and Cori Gabana

CIVIC ADDRESS OF PROPERTY: [7853 Goodlad Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 4; DL 90; Plan 21440

APPEAL: An appeal for the relaxation of Section 6.12(3)(a) of the Burnaby Zoning Bylaw to allow for addition to the main floor and interior alteration to an existing single family dwelling at 7853 Goodlad Street. The applicant requests a variance to allow a side yard setback of 4.36 feet, where a minimum set back of 5.20 feet is required. Zone R2

(d) APPEAL NUMBER: B.V. 6323 6:15 p.m.

APPELLANT: Daryl Berden, Ridgewater Homes

REGISTERED OWNER OF PROPERTY: Anthony and Roxanne Perry

CIVIC ADDRESS OF PROPERTY: [6555 Denbigh Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 1; DL 94; Plan NWP11070

APPEAL: An appeal for the relaxation of Sections 105.8(1), 105.9, and 105.10(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new secondary suite, interior and exterior alterations, and a rear addition to an existing single family dwelling at 6555 Denbigh Avenue. The following variances are requested:

- a) A principal building depth of 52.25 feet where the maximum building depth of 47.24 feet is permitted;
- b) A front yard setback of 16.28 feet, where a minimum set back of 25.40 feet is required, based on front yard averaging; and,
- c) A side yard setback of 3.06 feet, where a minimum side yard setback of 4.90 feet is required. Zone R5

(e) APPEAL NUMBER: B.V. 6324 6:30 p.m.

APPELLANT: Parkat Lehal

REGISTERED OWNER OF PROPERTY: Adeep and Nimrit Lehal

CIVIC ADDRESS OF PROPERTY: [3819 Marine Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 133; DL 175; Plan 11579

APPEAL: An appeal for the relaxation of Sections 102.7(b) and 6.2(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for construction of a new single family dwelling with secondary suite and detached garage at 3819 Marine Drive. The following variances are requested:

- a) A principal building depth of 74.50 feet where the maximum depth of 60.0 feet is permitted; and,
- b) Construction of an accessory building in a required front yard, where no accessory building can be located in a required front yard. The proposed accessory building is 85.5 feet from the front (Marine Drive) property line and 8.0 feet from the north (Maple Tree Lane) property line.

Note: The property is a through lot with two front yards. Zone R2.

(f) **APPEAL NUMBER:** B.V. 6325 **6:30 p.m.**

APPELLANT: Khim Chan

REGISTERED OWNER OF PROPERTY: Anthony Yiu

CIVIC ADDRESS OF PROPERTY: [398 Hythe Avenue North](#)

LEGAL DESCRIPTION OF PROPERTY: Lot 84; DL 189; Plan NWP27933

APPEAL: An appeal for the relaxation of Section 6.14(5)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for the repair and replacement of an over height retaining wall to an existing single family dwelling at 398 Hythe Avenue North. The applicant is requesting a variance to allow construction of a retaining wall up to 10.3 feet in the front yard, where a maximum height of 3.51 feet for any structure is permitted anywhere on a lot. Zone R2

A previous Board of Variance (BOV 5640 2008 June 05) decision allowed: a) a building height of 35.25 feet, where a maximum building height of 29.5 feet was permitted; b) a three storey height where a maximum 2 ½ storey height was permitted; c) a front yard setback of 40.2 feet where front yard averaging required a setback of 56.2 feet; d) a side yard setback of 4.7 feet where a minimum side yard setback of 4.9 feet was required; e) a distance of 8.42 feet from the detached accessory building where a minimum distance of 14.8 feet was required between the two structures and with the detached accessory building in a required front yard observing f) a setback from front property line of 21.0 feet where front yard averaging required a minimum setback of 56.2 feet.

5. **NEW BUSINESS**

6. **ADJOURNMENT**