



## **BOARD OF VARIANCE**

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

**DATE:** THURSDAY, 2018 NOVEMBER 01

**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 2018 October 04](#)

**3. APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6339 **6:00 p.m.**

APPELLANT: Tim Tse

REGISTERED OWNER OF PROPERTY: Darryl and Tia Ho

CIVIC ADDRESS OF PROPERTY: [5490 Monarch Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: 17 DL: 80 Plan: NWP20936

APPEAL: An appeal for the relaxation of Section 102.6(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 detached garage at 5490 Monarch Street, with a principal building height of 32.94 feet (sloped roof) measured from the rear average grade, where the maximum height of 29.50 feet is permitted. Zone R2.

(b) **APPEAL NUMBER:** B.V. 6340 **6:00 p.m.**

APPELLANT: Xu (Patrick) Yang, Pacific West Architecture

REGISTERED OWNER OF PROPERTY: Helena Chen and Daniel Yang

CIVIC ADDRESS OF PROPERTY: [4636 Northview Court](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: 36 DL: 33 Plan: NWP15118

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 and detached garage at 4636 Northview Court, with a front yard depth of 25.67 feet, where a minimum front yard depth of 38.26 feet is required based on front yard averaging.

(c) **APPEAL NUMBER:** B.V. 6341 **6:15 p.m.**

APPELLANT: William (Bill) Steemson

REGISTERED OWNER OF PROPERTY: William (Bill) Steemson

CIVIC ADDRESS OF PROPERTY: [205 Hythe Avenue](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: B DL: 127 Plan: NWP21395

APPEAL: An appeal for the relaxation of Section 102.10 of the Burnaby Zoning Bylaw which, if permitted, would allow for a rear addition and a new accessory building to an existing single family dwelling at 205 Hythe Avenue, with a rear yard depth of 23.6 feet, where a minimum rear yard depth of 29.5 feet is required. Zone R2.

(d) **APPEAL NUMBER:** B.V. 6342 **6:15 p.m.**

APPELLANT: David Wong, WHG Design Ltd.

REGISTERED OWNER OF PROPERTY: Cynthia and Gordon Wong

CIVIC ADDRESS OF PROPERTY: [6328 Caulwynd Place](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: B DL: 160 Plan: LMP8902

APPEAL: An appeal for the relaxation of Sections 102.7(a) and 102.8(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for an addition to the cellar floor only to an existing single family dwelling at 6328 Caulwynd Place.

The following variances are requested:

a) A principal building depth of 72.80 feet, where the maximum building depth of 57.91 feet is permitted; and,

b) A front yard depth of 14.21 feet, where a minimum front yard depth of 24.60 feet is required. Zone R2.

**(e)      APPEAL NUMBER:      B.V. 6343                      6:30 p.m.**

APPELLANT:      Grace Yuen

REGISTERED OWNER OF PROPERTY:      Grace and Hoi Yuen

CIVIC ADDRESS OF PROPERTY:      [290 Howard Avenue North](#)

LEGAL DESCRIPTION OF PROPERTY:      Lot: 37146 DL: 189 Plan: 4953

APPEAL:      An appeal for the relaxation of Sections 102.8(1) and 102.10 of the Burnaby Zoning Bylaw which, if permitted, would allow for an interior alteration and new secondary suite to the basement only to an existing single family dwelling at 290 Howard Avenue North. The following variances are requested:

a) A front yard depth of 18.25 feet, where a minimum front yard depth of 24.6 feet is required based on front yard averaging; and,

b) A rear yard depth of 15.83 feet, where a minimum rear yard depth of 29.5 feet is required. Zone R2.

**(f)      APPEAL NUMBER:      B.V. 6344                      6:30 p.m.**

APPELLANT:      Frederico Maddalozzo

REGISTERED OWNER OF PROPERTY:      Biagio Pepe and Carmina Tavares-Pepe

CIVIC ADDRESS OF PROPERTY:      [2111 Jordan Drive](#)

LEGAL DESCRIPTION OF PROPERTY:      Lot: 52 DL: 131 Plan: NWP26174

APPEAL:      An appeal for the relaxation of Sections 6.6(2)(g)(i), 102.8(1) and 102.9(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alterations, addition, new secondary suite and new detached garage to an existing single family dwelling at 2111 Jordan Drive. The following variances are requested:

a) A side yard setback of 11.72 feet adjoining the flanking street, where a minimum side yard setback of 24.60 feet is required;

b) A front yard depth of 27.70 feet, where a minimum front yard depth of 29.9 feet is required based on front yard averaging; and,

c) A side yard setback of 4.00 feet, where a minimum side yard setback of 4.90 feet is required. Zone R2.

**4. NEW BUSINESS**

**5. ADJOURNMENT**