



## BOARD OF VARIANCE

### *NOTICE OF OPEN MEETING*

DATE: THURSDAY, 2019 FEBRUARY 07

TIME: 6:00 PM

PLACE: COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

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

1. **CALL TO ORDER** **PAGE**

2. **ELECTIONS**

a) Election of Chair

3. **MINUTES**

(b) Minutes of the Board of Variance Hearing held on 2019 January 10

4. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6349 **6:00 p.m.**

APPELLANT: Andrew Beunk

REGISTERED OWNER OF PROPERTY: Andrew and Theresa Beunk

CIVIC ADDRESS OF PROPERTY: 8448 13th Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot: 8 DL: 25 Plan: NWP1465

APPEAL: An appeal for the relaxation of Section 6.6(2)(d) of the Burnaby Zoning Bylaw which, if permitted, would allow for an addition, interior alterations and carport enclosure to an existing single family dwelling at 8448 13th Avenue. The applicant requests a variance to allow a side yard setback of 3.70 feet, where a minimum set back of 3.94 feet is required. Zone R5.

(b) **APPEAL NUMBER:**    **B.V. 6350**                      **6:00 p.m.**

APPELLANT:     Olga Abramsky, Galaxie Signs Ltd.

REGISTERED OWNER OF PROPERTY:    Galaxie Signs Ltd.

CIVIC ADDRESS OF PROPERTY:    [5085 Regent Street](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot: 1 DL: 74 Plan: NWP80558

APPEAL:    An appeal for the relaxation of Section 402.5 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new roof parapet as a continuation of the front face of the existing industrial building at 5085 Regent Street, with a front yard setback of 9.84 feet, where a minimum set back of 19.69 feet is required. Zone M2.

(c) **APPEAL NUMBER:**    **B.V. 6351**                      **6:15 pm**

APPELLANT:     Jason and Tara Chow

REGISTERED OWNER OF PROPERTY:    Jason and Tara Chow

CIVIC ADDRESS OF PROPERTY:    [6554 and 6556 Georgia Street](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot: 4 DL: 206 Plan: NWP19483

APPEAL:    An appeal for the relaxation of Section 6.3.1 of the Burnaby Zoning Bylaw which, if permitted, would allow for a new detached garage to an existing two family dwelling at 6554 and 6556 Georgia Street, with a distance between the buildings on the same lot of 10.30 feet, where a minimum distance of 14.80 feet is required. Zone R5.

(d) **APPEAL NUMBER:**    **B.V. 6352**                      **6:15 p.m.**

APPELLANT:     William Beukers, Alair Homes Delta

REGISTERED OWNER OF PROPERTY:    Alnesh Mohan

CIVIC ADDRESS OF PROPERTY:    [1135 Eastlawn Drive](#)

LEGAL DESCRIPTION OF PROPERTY:    Lot: 117 DL: 126 Plan: NWP28703

APPEAL:    An appeal for the relaxation of Section 6.3.1 of the Burnaby Zoning

Bylaw which, if permitted, would allow for an addition and alteration to the existing detached carport at 1135 Eastlawn Drive, with a distance between the buildings on the same lot of 10.71 feet, where a minimum distance of 14.80 feet is required. Zone R2.

**(e)      APPEAL NUMBER:      B.V. 6353      6:30 p.m.**

APPELLANT:      Gary Gao

REGISTERED OWNER OF PROPERTY:      Zhao Bing and Ji Hong

CIVIC ADDRESS OF PROPERTY:      [4892 Carson Place](#)

LEGAL DESCRIPTION OF PROPERTY:      Lot: 40 DL: 157 Plan: NWP20303

APPEAL:      An appeal for the relaxation of Section 102.6(1)(a) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a detached garage at 4892 Carson Place, with a principal building height of 31.25 feet (sloping roof) measured from the rear average grade, where the maximum building height of 29.50 feet is permitted. Zone R2.

A previous Board of Variance (BOV 6348, 2019 January 10) decision denied a principal building height of 31.99 feet, where a maximum building height of 29.50 feet was permitted.

**(f)      APPEAL NUMBER:      B.V. 6354      6:30 p.m.**

APPELLANT:      Lawrence Higa

REGISTERED OWNER OF PROPERTY:      Franklin and Melissa Soriano

CIVIC ADDRESS OF PROPERTY:      [2090 Sperling Avenue](#)

LEGAL DESCRIPTION OF PROPERTY:      Lot: 149 DL: 131 Plan: NWP54909

APPEAL:      An appeal for the relaxation of Sections 6.3.1 and 6.2(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for an addition and alteration to the existing detached garage at 2090 Sperling Avenue. The following variances are requested:

a) a distance between the buildings on the same lot of 4.20 feet, where a minimum distance of 14.80 feet is required; and,

b) a side yard setback of 3.90 feet, where a minimum setback of 4.90 feet is required.

A previous Board of Variance (BOV 1936, 1979 May 04) decision denied a rear yard setback of 19.5 feet, where a minimum setback of 30.0 feet was required.

A previous Board of Variance (BOV 1953, 1953 June 08) decision allowed a rear yard setback of 24 feet, where a minimum setback of 30.0 feet was required.

**5. NEW BUSINESS**

**6. ADJOURNMENT**