



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2019 SEPTEMBER 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 2019 July 04](#)

3. **APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6372 **6:00 p.m.**

APPELLANT: Jianting Ji

REGISTERED OWNER OF PROPERTY: Jianting Ji

CIVIC ADDRESS OF PROPERTY: [9890 Martin Court](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: 18 DL: 8 Plan: NWP18503

APPEAL: An appeal for the relaxation of Section 102.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family dwelling with a secondary suite and attached garage at 9890 Martin Court, with a front yard depth of 30.63 feet where a minimum depth of 33.91 feet is required based on front yard averaging. Zone R2.

(b) **APPEAL NUMBER:** **B.V. 6373** **6:00 p.m.**

APPELLANT: Shu Bing Zheng

REGISTERED OWNER OF PROPERTY: Ming F. Zhang

CIVIC ADDRESS OF PROPERTY: [4684 Burke Street](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: 56 DL: 33 Plan: NWD 16622

APPEAL: An appeal for the relaxation of Section 6.3.1 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 4684 Burke Street, with a distance between buildings on the same lot of 6.58 feet where a minimum distance of 14.8 feet is required. Zone R4.

(c) **APPEAL NUMBER:** **B.V. 6375** **6:15 p.m.**

APPELLANT: Eric Lee, VictorEric Design Group

REGISTERED OWNER OF PROPERTY: Bakhshish S. Haylat

CIVIC ADDRESS OF PROPERTY: [7038 Mawhinney Close](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: A DL: 78 Plan: EPP39700

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 secondary suite and attached garage at 7038 Mawhinney Close, with a principal building height 34.0 feet, measured from the rear average grade for the proposed dwelling with a sloping roof, where a maximum building height of 29.5 feet is permitted. Zone R2.

A previous BOV decision (BOV 6337 - 2018 September 06) denied a principal building height of 34.81 feet, measured from the rear average grade (sloping roof); however, allowed a building depth of 74.0 feet (where the maximum building depth of 60.0 feet is permitted).

(d) **APPEAL NUMBER:** B.V. 6376 **6:15 p.m.**

APPELLANT: Vikram Tiku, TD Studio Inc.

REGISTERED OWNER OF PROPERTY: Ravi Bansal

CIVIC ADDRESS OF PROPERTY: [7280 Inlet Drive](#)

LEGAL DESCRIPTION OF PROPERTY: Lot: 56 DL: 216 Plan: NWP11555

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 over height fences and retaining walls in the front and rear yard of a new single family dwelling with a secondary suite at 7280 Inlet Drive. The following variances are requested:

a) a fence height up to 7.06 feet where a maximum height of 3.51 feet is permitted for heights of constructed fences located in the required front yard;

b) a retaining wall height up to 7.12 feet where a maximum height of 3.51 feet is permitted for heights of constructed retaining walls located in the required front yard;

c) a fence height up to 8.5 feet where a maximum height of 5.91 feet is permitted for heights of constructed fences located to the rear of the required front yard; and,

d) a retaining wall height up to 10.6 feet where a maximum height of 5.91 feet is permitted for heights of constructed retaining walls located to the rear of the required front yard. Zone R2.

This appeal was brought forward to the 2019 April 04 hearing but was withdrawn prior to any decision made.

(e) **APPEAL NUMBER:** B.V. 6365 **6:30 p.m.**

APPELLANT: Vern Milani

REGISTERED OWNER OF PROPERTY: Vern and Nicole Milani

CIVIC ADDRESS OF PROPERTY: [5591 Oakland Street](#)

LEGAL DESCRIPTION OF PROPERTY: Parcel "One" (Plan 11711) except Parcel "F" (Plan 68816), DL 94, Group 1, New Westminster District

APPEAL: An appeal for the relaxation of Sections 6.3(1)(b), 104.9 and 104.10(2) of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alterations, new secondary suite and new addition to an existing single family dwelling at 5591 Oakland Street. The following variances are requested:

a) a distance between overlapping exterior walls of the same building on the same lot of 12.5 feet, where a minimum distance of 14.76 feet is required;

b) a front yard depth of 15.63 feet, where a minimum front yard depth of 24.6 feet is required; and,

c) a side yard setback of 10.11 feet adjoining the flanking street, where a minimum side yard setback of 11.5 feet is required. Zone R4.

*This appeal had been submitted to the 2019 May 02 hearing, however, the Board passed a motion to **DEFER** the appeal to 2019 July 04. The appeal was subsequently rescheduled to the 2019 September 05 hearing at the request of the applicant.*

4. NEW BUSINESS

5. ADJOURNMENT