

**City of Surrey  
Board of Variance  
Minutes**

2E - Community Room A  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
**WEDNESDAY, MAY 13, 2015**  
Time: 9:30 AM  
File: 0360-20

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**Present:**

Gil Mervyn, Chair  
Inderjit Dhillon  
Audrey Pease  
Melissa Rook-Green  
Puneet Sandhar

**Absent:**

**Staff Present:**

K. Shangari, Residential Plan Checker, Building  
L. Pitcairn, Planning & Development  
L. Luaifoa, Secretary

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**A. ADOPTION OF MINUTES**

Minutes of the Board of Variance meeting held April 8, 2015.

Moved by P. Sandhar  
Seconded by M. Rook-Green

THAT the Minutes of the Board of Variance meeting held on April 8, 2015 be received and adopted as circulated.

CARRIED UNANIMOUSLY

**B. DEFERRED APPEALS**

No items for this meeting.

**C. NEW APPEALS**

**1. Appeal No. 15-006- Denise Pritchard**

*For permission to relax the southwest side yard setback from 1.8m to 1.2m to allow the construction of a bedroom extension at 3112 O'Hara Lane.*

Margaret Scott, Agent for the Appellant, provided a brief history of the subject building, noting it was originally constructed in 1940, and subsequently remodelled with the addition of a second story in 1980. The appellant wishes to remodel/ update the home, including an extension of the existing master bedroom, to the rear of the property. The extension will maintain the existing side yard setback, which is already non-conforming. The requirement to comply with the current side yard setback would limit the design options and negatively impact the appearance and function of the addition.

In response to questions from the Chair:

- Mr. Pritchard, spouse of the appellant, advised while there used to be a legal secondary suite it was not intended to retain it following the renovations.
- Staff advised there were no applicable zoning regulations when the building was originally constructed. Side yard requirements were more flexible and the building conformed when remodeled in 1980. The current side yard setback requirements had been recently adopted, resulting in the building sideyard setback being non-conforming.

The Chair questioned if there were any other persons present to speak to the application and confirmed there had been no correspondence received in response to notification regarding the appeal.

Members of the Board made the following concluding comments regarding the requested variance:

The proposed extension is considered minimal but will result in a major improvement to the home. As the side yard setback of the existing building is non-conforming, it would be unreasonable to require the proposed addition to comply; the hardship is the unreasonable limitations and negative impacts to the design of the proposed renovations, if the current sideyard setback is required.

Therefore, it was

Moved by I. Dhillon  
Seconded by A. Pease

THAT Appeal No. 15-006 be **ALLOWED**, thereby permitting the relaxation of the southwest side yard setback from 1.8m to 1.2m, to allow the construction of a bedroom extension at 3112 O'Hara Lane, as presented to the Board in the drawings dated March 2015.

CARRIED UNANIMOUSLY

#### D. OTHER BUSINESS

There was no other business.

#### E. NEXT MEETING

The next scheduled meeting of the Board of Variance will be held on Wednesday, June 10, 2015 at 9:30 am.

**F. ADJOURNMENT**

Moved by I. Dhillon  
Second by P. Sandhar

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:40 am.



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Gil Mervyn, Chair



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Lusa Luaifoa, Secretary