



BOARD OF VARIANCE

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2019 FEBRUARY 07

TIME: 6:00 P.M.

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 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 102.9(1) 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, 1979 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**



BOARD OF VARIANCE

MINUTES

A Hearing of the Board of Variance was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C., on **Thursday, 2019 January 10** at 6:00 p.m.

1. CALL TO ORDER

PRESENT: Mr. Stephen Nemeth, Chair
 Mr. Rana Dhatt, Citizen Representative
 Ms. Brenda Felker, Citizen Representative
 Mr. Wayne Peppard, Citizen Representative

STAFF: Ms. Margaret Malysz, Development Plan Approvals Supervisor
 Ms. Lauren Cichon, Administrative Officer

The Administrative Officer called the meeting to order at 6:03 p.m.

2. ELECTION

(a) Election of Chair

MOVED BY MR. DHATT

SECONDED BY MR. PEPPARD

THAT Mr. S. Nemeth be appointed as Chair of the Burnaby Board of Variance for the 2019 January 10 Hearing.

CARRIED UNANIMOUSLY

The Administrative Officer requested the election of the Chair for the balance of 2019 be held at the 2019 February 07 hearing.

3. MINUTES**(a) Minutes of the Board of Variance Hearing held on 2018 December 06**MOVED BY MR. DHATTSECONDED BY MR. PEPPARD

THAT the minutes of the Burnaby Board of Variance Hearing held on 2018 December 06 be adopted.

CARRIED UNANIMOUSLY

4. APPEAL APPLICATION**(a) APPEAL NUMBER: B.V. 6348**APPELLANT: Gary GaoREGISTERED OWNER OF PROPERTY: Zhao Bing and Ji HongCIVIC ADDRESS OF PROPERTY: 4892 Carson PlaceLEGAL 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 31.99 feet (sloping roof) measured from the rear average grade, where the maximum building height of 29.50 feet is permitted. Zone R2.

APPELLANT'S SUBMISSION:

Gary Gao, on behalf of the property owners, submitted an application to allow for the construction of a new single family dwelling with a detached garage at 4892 Carson Place.

Mr. Gary Gao, Designer, Ms. Ji Hong, Homeowner, and Mr. Jing Wang, Builder, appeared before members of the Board of Variance.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

The subject site, which is zoned R2 Residential District, is located in the Sussex-Nelson neighbourhood, in which the majority of the single family dwellings were built in the 1960's. This irregular interior lot is 111.3 feet deep along its northwest (side)

property line and has a frontage of approximately 77.5 feet onto Carson Place to the northeast. The site is bordered by a lane along the southeast (side) property line, which slightly curves to the southwest and continues along the southwest (rear) property line. The southernmost portion of the site is truncated, which is reflected in the chamfered property line alignment in this location.

The subject site abuts single family residential lots all around. Vehicular access to the subject site is proposed to be relocated from the Carson Place frontage to the rear lane to the southwest. The site observes a significant downward slope of approximately 18.0 feet from the front to the rear.

The subject lot is proposed to be re-developed with a new single family dwelling, with a detached garage, for which the following variance has been requested.

The appeal is to vary Section 102.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw from 29.5 feet to 31.99 feet, as measured from the rear average grade, to allow construction of a new single family dwelling with a sloping roof. The intent of the height requirements of the Zoning Bylaw is to mitigate the massing impacts of new buildings and structures on neighbouring properties and to preserve the views.

It appears that the building height relaxation request is partly related to the topography of the site and partly related to the design choices. In this case, the height calculation is based on the proposed grade at the rear elevation. A substantial grade difference from the front to the rear of the subject site contributes to the excess height. It is also noted that the proposed dwelling would observe a height of 25.88 feet when viewed from the front property line, which is less than the maximum height allowed by the Zoning Bylaw (less by 3.62 feet).

When viewed from the rear elevation the height encroachment occurs over the upper roof, which resembles roughly a reversed “L” in plan, with the southwest portion running in a “front-to- rear” direction and the northeast portion running in a “side-to-side” direction.

As viewed from the rear elevation, the proposed 2.49 foot height encroachment occurs over the southwest portion of the upper roof and continues into the northeast portion and back from the rear face of the building. The encroachment starts approximately at the mid-point of the upper roof and continues to the roof peak.

With respect to the neighbouring property directly opposite the subject site across the rear lane, considering that the height encroachment area is more than 46.0 feet away from the subject sites rear property line (plus the additional 20.0 feet of the lane separation), no significant impacts are expected. The views from this neighbouring property are predominantly directed towards Patrick Place to the southwest. Furthermore, this property’s rear yard is fully screened by a tall hedge and the portion of the northeast elevation (one storey high) visible from the lane, does not have any windows facing the subject site.

Viewed from the southeast elevation, the proposed dwelling would appear over height essentially only at the southwest portion of the upper roof (starting approximately at the mid-point), which is further away from the southeast side property line; the height encroachment area would be at least 36.0 feet away from this property line (plus the additional 20.0 feet of the lane separation). Considering the small scale of the over height portion of the roof in combination with this generous setback, the height encroachment would not be noticeable from the neighbouring dwellings across the lane to the southeast.

Also, due to the sloping terrain, the proposed dwelling would be partly underground, thus substantially reducing the building height as viewed from the northwest side elevation. The proposed dwelling would not appear over height as viewed from the neighbouring property immediately to the northwest.

However, the requested variance is not exclusively related to the sloping site. The excess height of the proposed dwelling is also a result of design choices, particularly with the proposed clear floor to ceiling height on the two lower levels of the building being the major contributing factors. (The proposed clear floors to ceiling heights are: 9.0 feet in the cellar, 10.0 feet on the main level and 8.5 feet on the upper level). It would be possible to construct a dwelling with ceiling heights that would conform to the Bylaw. (For example: 8.0 feet in the cellar, 9.0 feet or 9.5 feet on the main level and 8.0 feet on the upper level.)

Furthermore, lowering the dwelling more into the ground should also be considered; this would help distribute the substantial grade difference more evenly throughout the site. This appeal proposes to maintain a relatively flat front yard area, but to the rear of the dwelling, with the detached garage proposed at the lane level, there is a substantial grade difference between the main floor level at 176.5 feet and the garage slab level at 159.38 feet. (The cellar is proposed at 166.26 feet). As a result, the pathway between the garage and the dwelling includes an upward stair with 12 steps and another upward stair with 3 steps to the main floor, or a downward stair with 8 steps to the cellar. There is no sufficient information on the submitted site plan to verify how the 17.12 foot difference between the garage level and main floor level can be negotiated by 15 steps, as the stair risers typically vary between 7-8 inches.

Otherwise, the submitted site plan does not indicate grading in the rear yard; it is assumed therefore, that no other grading changes are proposed. Currently, the rear yard terrain observes a moderate slope of approximately 8.0 feet, which is retained at the lane edges by an approximately 4.0 foot high retaining wall.

In summary, although it is recognized that the topography of the subject site is a contributing factor, the requested height variance is also the result of the design choices and it is possible to construct this design with the building height in accordance with the Bylaw. Therefore, this Department cannot support the granting of this variance.

ADJACENT OWNER'S COMMENTS:

Correspondence was received from the owners of 4871 and 4881 Carson Place advising they were opposed to this variance.

MOVED BY MR. DHATT

SECONDED BY MS. FELKER

THAT based on the plans submitted, this appeal be DENIED.

CARRIED UNANIMOUSLY

5. NEW BUSINESS

No items of new business were brought forward at this time.

6. ADJOURNMENT

MOVED BY MR. DHATT

SECONDED BY MR. PEPPARD

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at 6:24 p.m.

Mr. S. Nemeth, CHAIR

Mr. R. Dhatt

Ms. B. Felker

Ms. L. Cichon
ADMINISTRATIVE OFFICER

Mr. W. Peppard



2018 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant Andrew Beunk
 Mailing Address 8448 13th Ave
 City/Town Burnaby Postal Code V3N 2G9
 Phone Number(s) (H) 604 517 8772 (C) 778 837 8315
 Email abeunk@gmail.com

Property

Name of Owner Andrew & T. Kimberley Beunk.
 Civic Address of Property 8448 13th Ave.
Burnaby

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

Date

01/15/19

Applicant Signature

[Signature]

Office Use Only

Appeal Date Feb 7 2019 Appeal Number BV# _____

Required Documents:

- ☒ Fee Application Receipt
- ☒ Building Department Referral Letter
- ☒ Hardship Letter from Applicant
- ☒ Site Plan of Subject Property

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

January 12, 2019

City of Burnaby – Building and Planning Dept.

RE: BOV Application – 8448 13th Ave., Burnaby – Garage setback

Dear Sir / Madame,

My wife and I purchased our home at 8448 13th Ave in April of 2013. I serve as a Pastor of a neighbourhood church and our home was purchased because of its nearby location to our church.

Prior to closing the deal on our home we submitted a site plan of our lot, along with a proposed renovation plan, to the City in order to review initial approval. The plan dated March 2013 was reviewed by the City and we were given an initial green light to proceed. The process led us to believe we had purchased a property with no outstanding building issues.

In the following months, a full building permit application was submitted and approved. On both the site plan reviewed in March 2013 and the building permit application approved in June 2013, the existing garage on our lot was shown, complete with dimensions indicating its precise location. At no time did the City identify that the garage violated the setback allowance.

In the fall of last year we were made aware by the City that our Building Permit file was still open. Both I and my builder were surprised by this because we had not heard anything for almost 5 years about an outstanding permit file. We both remembered providing our inspector with the requested engineering review that we thought was necessary to complete the project and close the file. Now, 5 years later, we were told that the engineering review was not satisfactory.

Now, towards the end of 2018, as we are trying to close out the Building Permit file, the Plan checker identified that one corner of the garage is 2 ½ inches too close to the western property line. This was the first time the issue had been identified in spite of the fact that our site plan had been reviewed by the Building Dept. at least twice five years earlier.

The garage is approximately 28 years old. Never has my neighbour expressed any concern that garage is too close to the property line (see attached letter from my neighbor, Mrs. Nancy Burrows). She has lived in her home more than 60 years.

Modifying the existing garage to bring in into compliance with the current setback allowance will require a major renovation, likely a complete reconstruction.

I kindly request that you recognize this as an unnecessary burden and hardship for me and approve my application for a variance.

As I shared with both Mr. Luka Mladin and Mr. Peter Kushnir since even before owning the home I have done all that felt I could do in order to secure proper Building reviews, and permit applications. In fact, a permit application that I submitted in Sept. 2019 for a solar panel project was what alerted the Planning Dept. that my previous Building Permit was still not closed. I write this because as a citizen of Burnaby I have from the beginning sought to do what I thought was necessary to ensure my property meets Code requirements.

I kindly request, that as a citizen trying to do the right thing, you not unnecessarily penalize me for a 2 ½ inch setback violation of a structure that was built around 28 years ago.

My sincere thanks to you for considering this application.

Warm regards,

A handwritten signature in dark ink, appearing to be 'AB' with a long horizontal stroke extending to the right.

Rev. Andrew Beunk

A handwritten signature in dark ink, appearing to be 'TK' with a large loop and a long horizontal stroke extending to the right.

Mrs. T. K. Beunk



BOARD OF VARIANCE REFERRAL LETTER

DATE: January 15, 2019		<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>	
DEADLINE: January 15, 2019 for the February 07, 2019 hearing.			
APPLICANT NAME: Andrew Beunk			
APPLICANT ADDRESS: 8448 13 th Ave, Burnaby, BC, V3N 2G9			
TELEPHONE: 778-837-8315			
PROJECT			
DESCRIPTION: Addition, interior alterations and carport enclosure to ESFD			
ADDRESS: 8448 13 th Ave			
LEGAL DESCRIPTION:	LOT: 8	DL: 25	PLAN: NWP1465

Building Permit BLD13-00402 has been issued but will require a revision that will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 6.6(2)(d)

COMMENTS:

The applicant currently has a building permit for an addition and interior alterations but has also enclosed the carport without permit to an existing single family dwelling. In order to allow the revised Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 6.6(2)(d) – “Accessory Buildings and Uses” of the Zoning Bylaw requirement for the minimum side yard setback from 3.94 feet to 3.7 feet.


Note: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.

The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

All principal building projections into the resulting front yard will conform to the requirements of Section 6.12.

Fences and retaining walls will conform to the requirements of Section 6.14.

LM

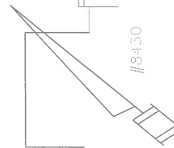

 Peter Kushnir
 Deputy Chief Building Inspector

IBM
Mark in sidewalk
Elev. 361.07' (Datum)
(GPR02005 Datum)

**B.C. LAND SURVEYOR'S PLAN OF TOPOGRAPHIC SURVEY
ON LOT 8 BLOCK 2 DISTRICT LOT 25 GROUP 1
NWD PLAN 1465**

CITY OF BURNABY

The intended plot size of this plan is 22" (560mm) in width
by 17" (432mm) in height (C size) when plotted at a scale of 1" = 20'



P.I.D. 012-194-069
CITY ADDRESS
#8448 13th Avenue

NOTE:
Elevations shown are in FEET and
derived from GEODETIC DATUM(GPR02005)

B.M.:
Monument #164
13th Avenue & Cumberland Street
GEODETIC ELEV. 374.01 (GPR02005)

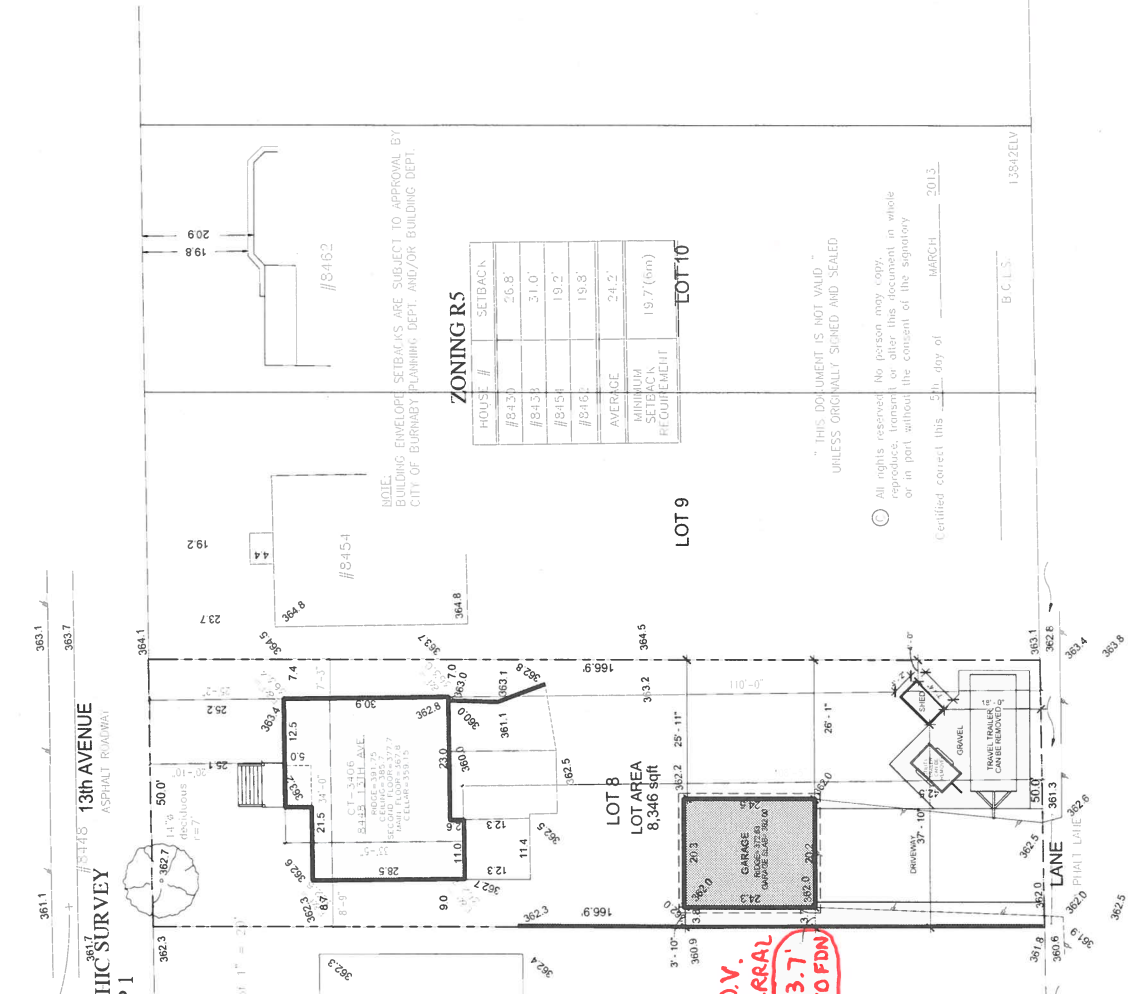
LOT 99
This document shows the relative location
of the surveyed structures and features
with respect to the boundaries of the
parcel described above. This document
shall not be used to define property lines
or property corners.

This plan was prepared for mortgage
and is for the exclusive use of our client
and is not to be used for any other purpose.
The signatory accepts no responsibility
or liability for any damages that may be
suffered by a third party as a result of
reproduction, transmission or alteration to
this document without consent of the signatory.

NOTE: LOT DIMENSIONS DERIVED FROM LAND TITLE OFFICE RECORDS
LOT DIMENSIONS DERIVED FROM PLANS 1465 & 30661

SOUTH FRASER LAND SURVEYING LTD.
#101-7465 130th STREET
SURREY, B.C.
604-599-1866
1.384/2ELV

SITE PLAN
3/32" = 1'-0"



HOUSE #	SETBACK
#8450	26.8'
#8438	31.0'
#8458	19.2'
#8418	19.8'
AVERAGE	24.2'
MINIMUM	19.7' (6m)
REQUIREMENT	

THIS DOCUMENT IS NOT VALID
UNLESS ORIGINALLY SIGNED AND SEALED

© All rights reserved. No person may copy, reproduce, transmit or otherwise use in whole or in part without the consent of the signatory.

Certified correct this 5th day of MARCH 2013

1384/2ELV

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TEL 1604 526 3604 FAX 1604 526 7658
VJL JMI



- 6" GRAVEL
EXTERIOR WALL ASSEMBLY
 1/2" DRYWALL
 R14, 6 MIL U.V.
 2"x4" STUDS @ 16" o/c
 1/2" PLYWOOD
 BUILDING PAPER
 EXTERIOR FINISH-VINYL SIDING / CEDAR SIDING
 STUCCO

8448 13th Ave

January 15, 2019

1:1,300



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

4.(a)



2017 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant OLGA ABRAMCHUK

Mailing Address 5085 REGENT STREET

City/Town BURNABY, B.C. Postal Code V5C 4H4

Phone Number(s) (H) 604.291-6011 ext 204 (C) _____

Email olga@galaxie Signs.com

Property

Name of Owner John LeComte / GREG SMITH (GALAXIE SIGNS)

Civic Address of Property 5085 REGENT STREET, BURNABY, B.C.
V5C 4H4

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

Jan. 15/19
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date Feb 7th 2019 Appeal Number BV# _____

Required Documents:

- ☒ Fee Application Receipt
- ☒ Building Department Referral Letter
- ☒ Hardship Letter from Applicant
- ☒ Site Plan of Subject Property

Any documents submitted in support of this Board of
Variance Appeal will be not available to the Public



Visual solutions since 1963

Galaxie Signs Ltd.
5085 Regent Street
Burnaby
British Columbia
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

info@galaxiesignsltd.com

January 15, 2019

City of Burnaby
Planning and Building Department

Galaxie Signs is requesting a relaxation of the front yard set back in order to construct a new parapet wall at the front elevation of our building.

The parapet will improve the overall look and appeal of our older building.

This relaxation is required as our building was constructed in 1960 which was prior to the introduction of the bylaw setback requirements. Our building at that time was built to all existing bylaw requirements and was fully conforming.

Our hardship is the setback requirements were introduced after our building was constructed and in order to construct a parapet wall to improve the look of our building a relaxation would be required. This relaxation would have no impact on our surrounding area other than to improve the look of our building.

Your truly,

A handwritten signature in black ink, appearing to read 'John LeComte', with a long, sweeping horizontal stroke extending to the right.

John LeComte

BOARD OF VARIANCE REFERRAL LETTER		
DATE: 2019 Jan. 14	DEADLINE: 2019 Jan. 15 Date of Hearing: 2019 Feb. 07	<i>This is not an application.</i> <i>Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Olga Abramsky Galaxie Signs Ltd		
ADDRESS OF APPLICANT: 5085 Regent Street, Burnaby, BC		
TELEPHONE: (604) 291-6011		

Preliminary Plan Approval Application: PPA18-00166			
DESCRIPTION: A new roof parapet as a continuation of the front face of the existing industrial building.			
ZONING: General Industrial District M2			
ADDRESS: 5085 Regent Street, Burnaby, BC			
LEGAL:	LOT: 1	DL: 74	PLAN: NWP80558

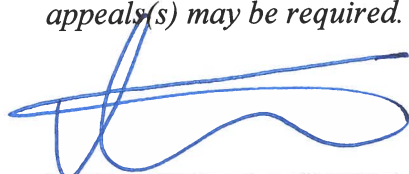
The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to the following section(s) of the Zoning Bylaw.

Section(s) 402.5 "Front Yard"

COMMENTS:

An appeal for the relaxation of Section 402.5 of the Burnaby Zoning Bylaw which, if permitted, would allow 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 3.0 m (9.84 ft.), where a minimum front yard setback of 6.0 m (19.69 ft.) is required.

Note: The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeals(s) may be required.



Margaret Malysz
Development Plan Approvals Supervisor



BOV Referral
(3 m front yard
setback)

Site Plan

Galaxie Signs.
Visual solutions since 1983
galaxiesigns.com

5085 Regent St
Burnaby BC
V5C 4H4
Ph 604 291 6011
Fax 604 291 7138

Galaxie Signs
5085 Regent St., Burnaby
House
Date January 8, 2019
Scale

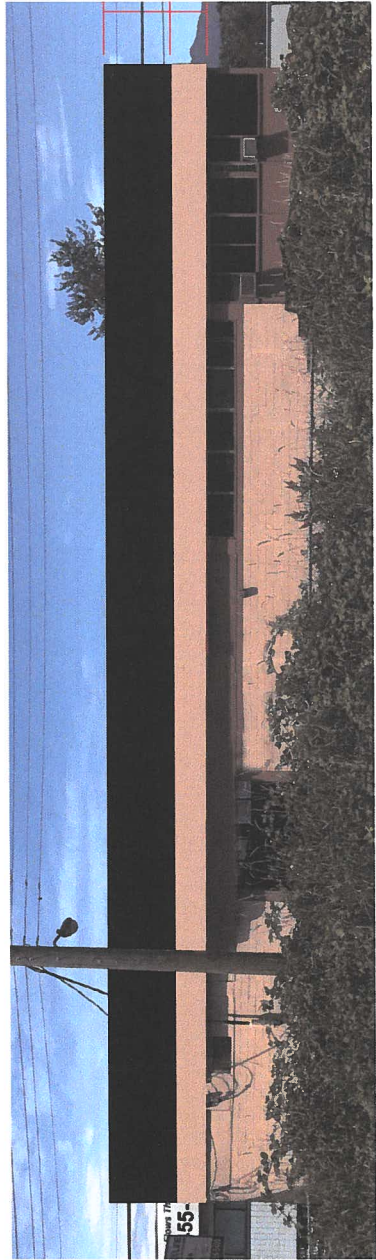
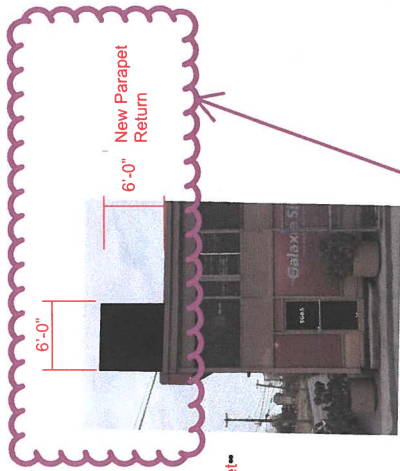
Galaxie Sign R-10
Date 2/2/2008
Scale

CUSTOMER APPROVAL / DATE
LANDLORD APPROVAL / DATE

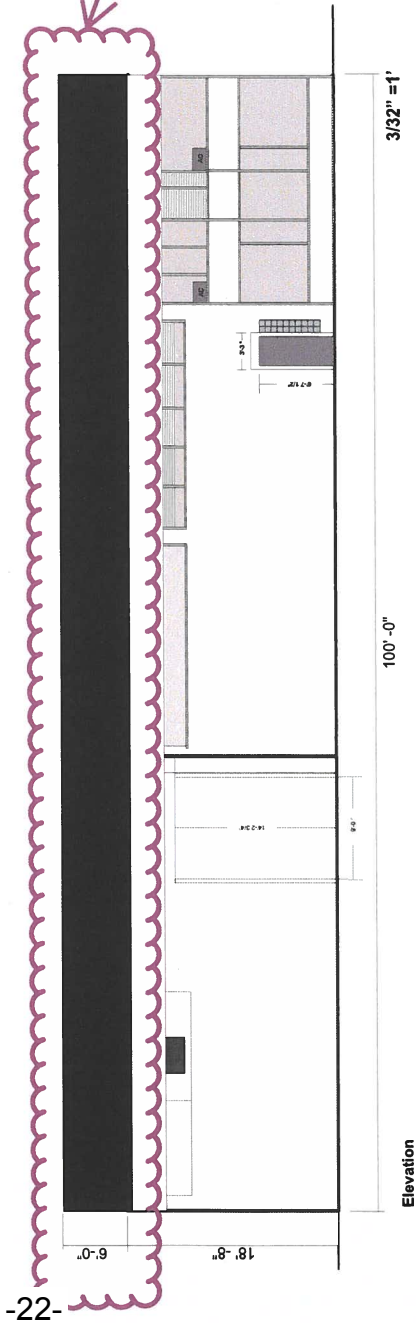
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US
C
Date: 2/2/2008
Page 2

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BOV
Referral





Visual solutions since 1982
galaxiesigns.com

5085 Regent St
Burnaby, BC
V5C 4H4
Ph 604 291 6011
Fax 604 291 7138

Client: Galaxie Signs
Address: 5085 Regent St., Burnaby
Site: House
Date: January 6, 2019
Scale: 3/32" = 1'

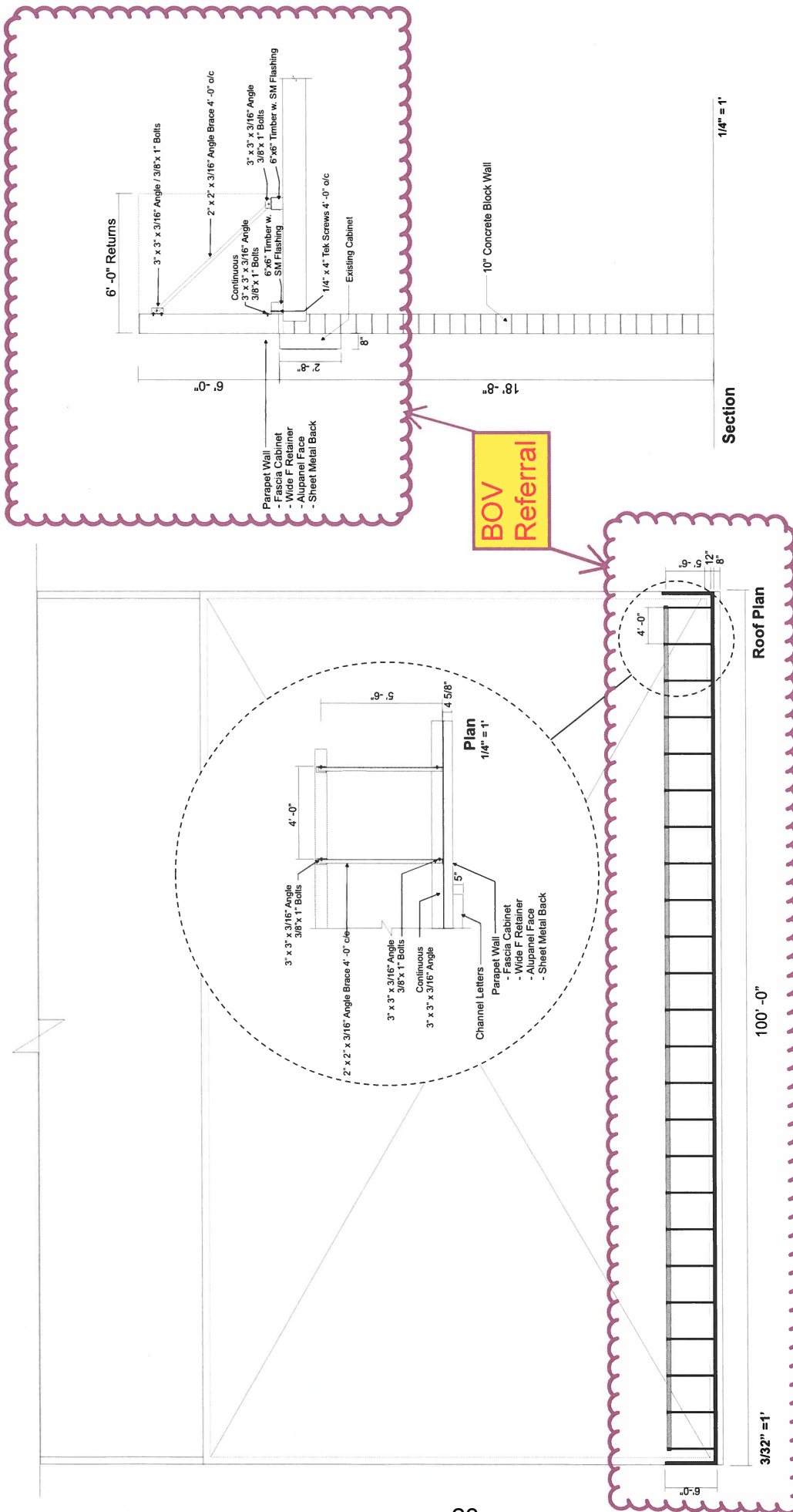
Galaxie Sign R-10

CUSTOMER APPROVAL DATE: _____
LANDLORD APPROVAL DATE: _____

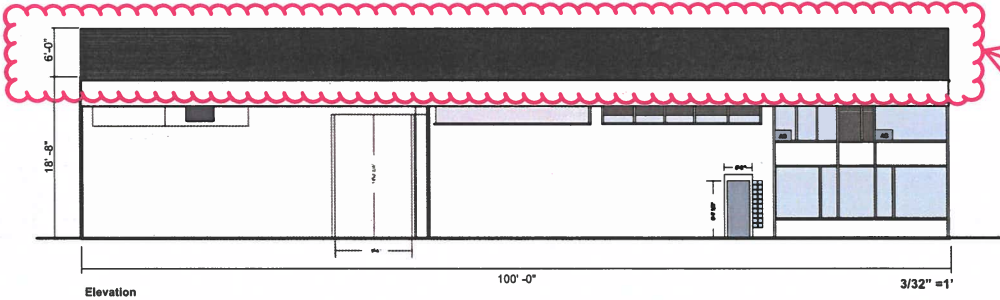
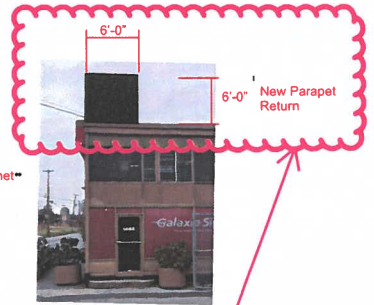
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US
C
Date: 12/19
Page: 1


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Galaxie Signs Visual solutions since 1983 galaxiedesigns.com		5085 Regent St Burnaby, BC V5C 4H4 Ph 604 291 6011 Fax 604 291 7138		5085 Regent St., Burnaby House Date January 6, 2019	Galaxie Sign R-10 Date	Scale 3/32" = 1' 1/4" = 1' 1/8" = 1'	CUSTOMER APPROVAL / DATE LANDLORD APPROVAL / DATE	Galaxie Signs Ltd. 5085 Regent St., Burnaby, BC V5C 4H4 Ph 604 291 6011 Fax 604 291 7138 galaxiedesigns.com	The design is property of GALAXIE SIGNS LTD. and may not be copied in whole or in part without the written permission of GALAXIE SIGNS LTD.
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BOV
Referral

Galaxie Signs Visual solutions since 1983 galaxiesigns.com	5085 Regent St Burnaby, BC V5C 4H4 Ph 604 291 6011 Fax 604 291 7138	Date Galaxie Signs		Scale
		Address 5085 Regent St., Burnaby		Tab. Number
		Date Jan	Galaxie Sign R-10	
		House January 8, 2019		
		CUSTOMER APPROVAL - DATE		NOTE: • The colours used in this presentation may vary slightly from those of the actual finished product. • Depiction of display on artwork is conceptual and may not necessarily be to scale. • It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.
		APPROVED APPROVAL - DATE		 C US Scales size PAGE 1

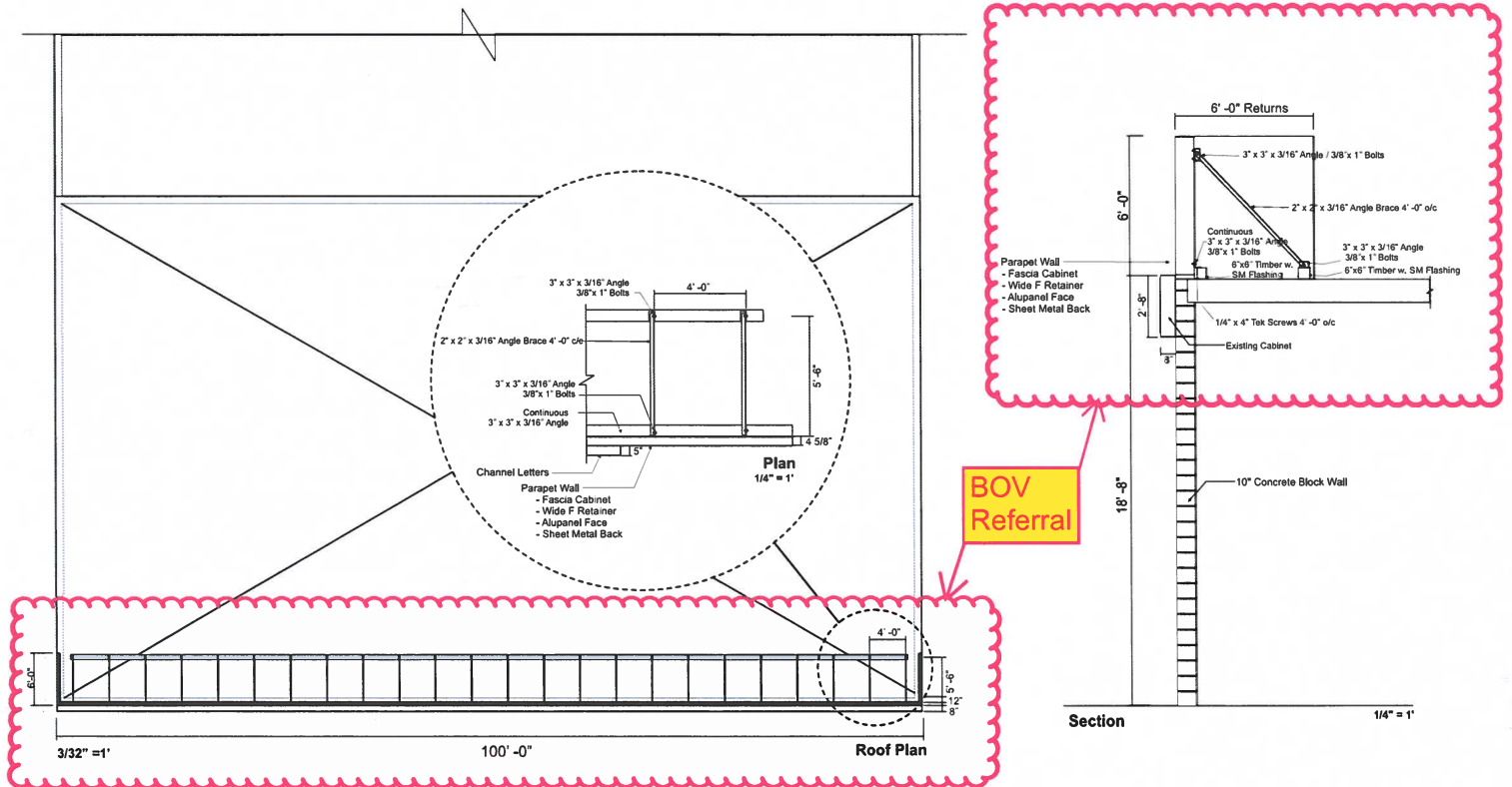
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Site Plan

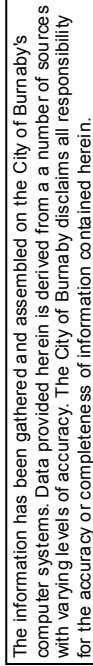
Galaxie Signs Visual solutions since 1961 galaxiesigns.com	5085 Regent St Burnaby, BC V5C 4H4 Ph 604 291 6011 Fax 604 291 7138	<table border="1"><tr><td>Client</td><td>Galaxie Signs</td><td>Scale</td><td></td></tr><tr><td>Address</td><td>5085 Regent St., Burnaby</td><td>Lot/Block</td><td></td></tr><tr><td>Site</td><td>Site</td><td></td><td></td></tr><tr><td>House</td><td>January 8, 2019</td><td></td><td>Galaxie Sign R-10</td></tr></table>	Client	Galaxie Signs	Scale		Address	5085 Regent St., Burnaby	Lot/Block		Site	Site			House	January 8, 2019		Galaxie Sign R-10	<table border="1"><tr><td>CUSTOMER APPROVAL - DATE</td><td>NOTE: • The colours used in this presentation may vary slightly from those of the actual finished product. • Depiction of display on artwork is conceptual and may not necessarily be to scale. • It is the responsibility of the customer to provide GALAXIE SIGNS LTD. with production ready artwork files prior to production.</td></tr><tr><td>APPROVED APPROVAL - DATE</td><td></td></tr></table>	CUSTOMER APPROVAL - DATE	NOTE: • The colours used in this presentation may vary slightly from those of the actual finished product. • Depiction of display on artwork is conceptual and may not necessarily be to scale. • It is the responsibility of the customer to provide GALAXIE SIGNS LTD. with production ready artwork files prior to production.	APPROVED APPROVAL - DATE	
	Client	Galaxie Signs	Scale																				
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Site	Site																						
House	January 8, 2019		Galaxie Sign R-10																				
CUSTOMER APPROVAL - DATE	NOTE: • The colours used in this presentation may vary slightly from those of the actual finished product. • Depiction of display on artwork is conceptual and may not necessarily be to scale. • It is the responsibility of the customer to provide GALAXIE SIGNS LTD. with production ready artwork files prior to production.																						
APPROVED APPROVAL - DATE																							
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Galaxie Signs <small>Visual solutions since 1981</small> galaxiesigns.com	5085 Regent St Burnaby, BC V5C 4H4 Ph 604 291 6011 Fax 604 291 7138	5085 Regent St, Burnaby Jan 8, 2019 Galaxie Sign R-10	NOTE: • The colours used in this presentation may vary slightly from those of the actual finished product. • Depiction of display on artwork is conceptual and may not necessarily be to scale. • It is the responsibility of the customer to provide GALAXIE SIGNS LTD. with production ready artwork files prior to production.
	5085 Regent St, Burnaby Jan 8, 2019 Galaxie Sign R-10	CUSTOMER APPROVAL - DATE APPROVED APPROVAL - DATE	C US 3
	5085 Regent St, Burnaby Jan 8, 2019 Galaxie Sign R-10	CUSTOMER APPROVAL - DATE APPROVED APPROVAL - DATE	C US 3
	5085 Regent St, Burnaby Jan 8, 2019 Galaxie Sign R-10	CUSTOMER APPROVAL - DATE APPROVED APPROVAL - DATE	C US 3

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2018 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant Jason & Tara Chow
 Mailing Address 6556 Georgia Street
 City/Town Burnaby Postal Code V5B 1V8
 Phone Number(s) (H) _____ (C) 604-354-9734
 Email Jasonix@hotmail.com

Property

Name of Owner Jason & Tara Chow
 Civic Address of Property 6554 & 6556 Georgia Street

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

Dec 27th 2018
 Date

Jason Chow
 Applicant Signature

Office Use Only

Appeal Date Feb 07 2018 Appeal Number BV# _____

Required Documents:

- ☒ Fee Application Receipt
- ☒ Building Department Referral Letter
- ☒ Hardship Letter from Applicant
- ☒ Site Plan of Subject Property

Any documents submitted in support of this Board of
 Variance Appeal will be made available to the Public

To the members of the Board of Variance City of Burnaby

Regarding proposed construction of a two-car garage at 6554/6556 Georgia Street, City of Burnaby.

We are appealing to the Board of Variance to allow reduction in the minimum required distance between the principle building and the proposed detached two-car garage from 4.5 m (14.8 tf.), required by the Burnaby Zoning By-Law (Paragraph 6.3.1.), to the minimum distance of 3.15 m (10.3 ft.).

The existing building (duplex) was built back in 1950s under provisions of the previous building regulations. On the rear side of the building there are two decks, which were constructed at the same period as the existing duplex.

Currently Burnaby Zoning By-law requires to provide minimum distance of 4.5 m (14.8 ft.) between the principle building and a detached garage or a carport in R-5 zone.

The footprint and the location of the existing building on the site makes it impossible to comply with the provisions of the Zoning By-law, simply because there is no enough space at the rear yard setback to accommodate a 22ft. by 20 ft. garage and maintain the minimum required distance of 4.5m (14.8 ft.) between the garage and the main house.

We appeal to the Board of Variance to allow reduction of the required separation between the buildings by 1.35m (4.5 ft.).

We believe that proposed variance will not affect any adjacent properties, nor the natural environment, or cause inappropriate development or use of the property.

Thank you for your consideration,

Jason Wade Chow

Tara Kim Chow



Dec 27th 2018



BOARD OF VARIANCE REFERRAL LETTER

DATE: December 5, 2018		<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: January 15, 2019 for the February 7, 2019 hearing.		
APPLICANT NAME: Jason Chow		
APPLICANT ADDRESS: 6554 & 6556 Georgia, Burnaby, BC V5B 1V8		
TELEPHONE: 604-354-9734		
PROJECT		
DESCRIPTION: New detached garage to an existing two family dwelling		
ADDRESS: 6554 and 6556 Georgia Street		
LEGAL DESCRIPTION:	LOT: 4	DL: 206
		PLAN: NWP19483

Building Permit application BLD18-00531 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Sections 6.3.1

COMMENTS:

The applicant proposes to build a new detached garage to an existing two family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

To vary Section 6.3.1 – “Distances between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 14.8 feet to 10.3 feet.

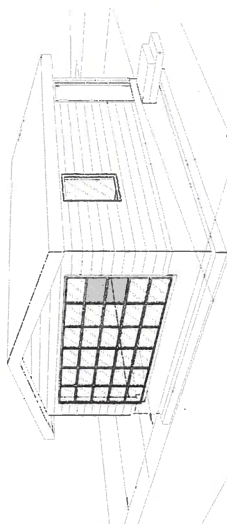
- Note:*
1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
 2. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
 3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
 4. Fences and retaining walls will conform to the requirements of Section 6.14.

JQ

Peter Kushnir
Deputy Chief Building Inspector

LEGAL DESCRIPTION: LOT 4 BLOCK 4 SUBTRACT LOT 206 GROUP 1 NWD PLAIN 19483
PID: 002-903-500
EVIDE ADDRESS: 6554656 OLUMBA STREET, BURNABY, BC
LOT AREA: 7,914.2 SQ.FT.
FOLDING DESCRIPTION RS

Company	RD	Address	Telephone
UP Rail	7,714 E	2,416-73	
UPT Chemicals	3,883 39	1,931 97	
Yamato Indus	444 77	444 76	
Yamato Kasei		351 00	
Yamamoto Chemical		541 00	
Yokoi	342 10	344	
Yokoi Chemicals	3 44	20 15	
Yokoi Chemicals Corp	3 44	20 15	
Yokoi Chemicals Corp	3 44	20 50	
Yokoi Chemicals Corp	14 80	12 15	
Yokoi Chemicals Corp	14 80	12 15	
Yokoi Chemicals Corp	14 80	12 15	



3D View 1

1 Site $1/E^* = 1:0$

[illegible]

**VANCOUVER
BUILDING
DESIGN**



1099 West 34th Street, North Vancouver, B.C. V7P 3J6
Hillside Park Station, 1000 West 41st Street
778-995-2885

WWW.VANCOUVERBUILDINGDESIGN.COM

[illegible]

GARAGE

6554/6556 GEORGIA ST., BURNABY,
BC

NOTES

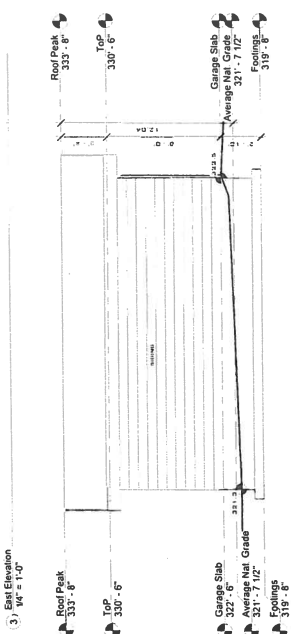
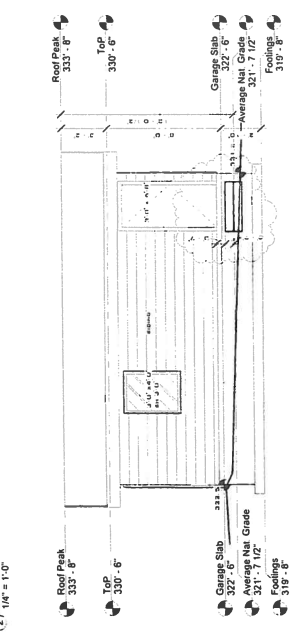
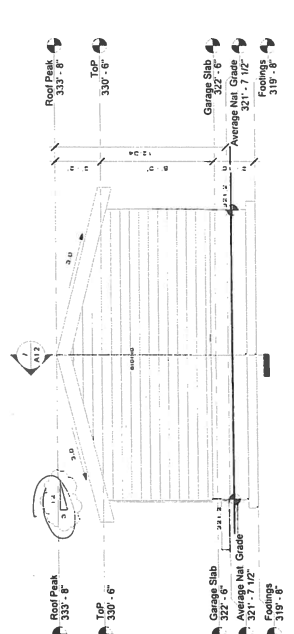
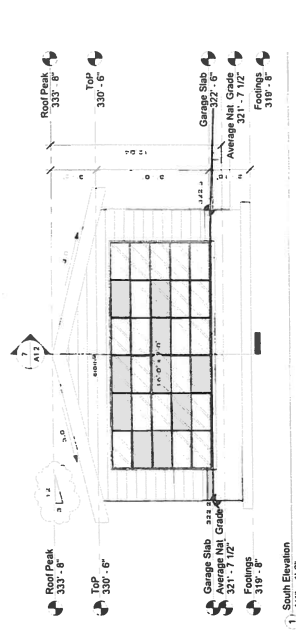
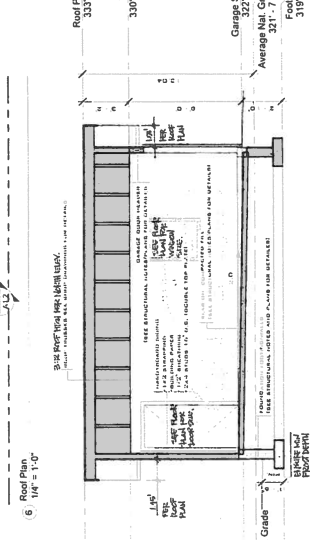
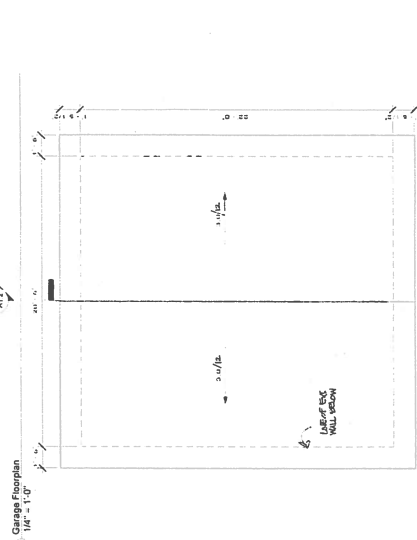
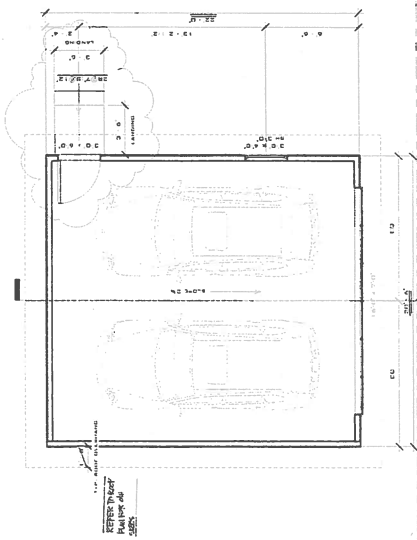
PROJECT NUMBER	NA
DATE	13/11/18
DRAWN BY	I. GOMAN
CHECKED BY	NA

A1.1

3:416 $1/8'' = 1'-0''$

VANCOUVER BUILDING DESIGN 1000 WEST 2ND STREET, SUITE 1000, VANCOUVER, BC, V7Y 1A6 TEL: 604-681-1000 WWW.VANCOUVERBUILDINGDESIGN.COM		THIS DRAWING IS UNLESS OTHERWISE SPECIFIED: 1" = 16' 10" AS SHOWN. THIS DRAWING IS THE PROPERTY OF VANCOUVER BUILDING DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF VANCOUVER BUILDING DESIGN IS PROHIBITED. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.	
PROJECT 6554/6556 GEORGIA ST., BURNABY, BC		DATE 13/11/18	
ELEVATIONS/FLOORPLANS/SECTION		SCALE 1/4" = 1'-0"	
NO. 1		REVISION 1	
DESCRIPTION GARAGE		DATE Date 1	
PROJECT 6554/6556 GEORGIA ST., BURNABY, BC		DATE 13/11/18	
ELEVATIONS/FLOORPLANS/SECTION		SCALE 1/4" = 1'-0"	
NO. 1		REVISION 1	
DESCRIPTION GARAGE		DATE Date 1	

REVISED
 11/15/2018
 BUILDING DEPARTMENT



Section 1
 1/4" = 1'-0"



6554 and 6556 Georgia St

January 11, 2019

1:1,400



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

4.(c)



2018 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant WILLIAM BEUKERS - ALAIR HOMES DELTA
 Mailing Address 878 57th ST, DELTA, V4L 1Y1
 City/Town DELTA. Postal Code _____
 Phone Number(s) (H) 236 688 6225 (C) _____
 Email bill.beukers@clairhomes.com

Property

Name of Owner ALNESH MOHAN
 Civic Address of Property 1135 EASTLAWN DR., BURNABY

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

11-1-19.

Date

W. Beukers

Applicant Signature

Office Use Only

Appeal Date 2019 February 07 Appeal Number BV# _____

Required Documents:

- ☒ Fee Application Receipt
- ☒ Building Department Referral Letter
- ☒ Hardship Letter from Applicant
- ☒ Site Plan of Subject Property

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

Letter of Hardship - City of Burnaby – Board of Variance.Address – 1135 Eastlawn Dr. Burnaby – Mohan Residence

To whom it may concern,

I am the Construction Manager for a small residential building company called Alair Homes Delta. We specialise in doing medium to large renovations and new home builds. I am currently working on a Design & Estimation package for one of my clients. I have been asked personally to provide a letter of hardship in addition to my permit application & BOV application.

The project in question is a garage/carport renovation. The proposed construction will include the removal of the existing carport, construction of a new double garage and some surrounding landscaping/gardening. (New concrete slabs, garden beds and fencing).

The proposed garage has been designed to match the house from a construction point of view and a design point of view, almost perfectly. So from a visual perspective this project will be aesthetically pleasing to all those who can view it. The only thing that is holding me back is the close proximity of the proposed garage to the existing house/dwelling.

Page 3 of the Accessory Building Zoning Information Brochure - City of Burnaby – Revised Aug. 2009, states that any accessory building must not be located closer than 14.8 feet to the main house/dwelling. The existing carport is currently located approximately 10 feet from the house, and the proposed double garage will match this distance of 10 feet exactly.

The proposed garage in question has been designed to accurately match the current size of the existing carport so as to not compromise the surrounding areas in size, neighbours views, openness etc. The proposed garage has been designed to fit 2 small-medium sized cars inside plus some minimal storage within an attached side shed.

The lot is currently not wide enough to be able to construct a double garage and keep within the boundaries of the 2009 Accessory Building Bylaws. In addition to this, any design changes for the proposed garage are difficult due to the unusual shape of the lot and abnormal location of side lanes and rear access.

This residence is currently a shared home between a young father and daughter as well as both grandparents of the daughter. There is a genuine need for a new double garage as the existing carport is becoming dilapidated and the current street parking situation is almost impossible.

I have personally approached all the closely surrounding neighbours to explain the situation regarding the proposed garage and have received only positive feedback to myself and the company. I have also provided them with letters from myself including all relevant details of the project and of the current bylaws and zoning status.

I understand that there is a need to comply with all zoning regulations within the City of Burnaby, but as my proposal suggests, we are conforming to all zoning requirements except for one, and this accessory building separation cannot physically be achieved without relocating the main dwelling or removing the garage completely.

I am happy to discuss this proposal further and appear before the Board, members of the public or public hearing if necessary. I am available at any time and I can be reached on the below details.

Sincerely,



Bill Beukers – Construction Project Manager

Alair Homes Delta – 1047869 BC Ltd.

- bill.beukers@alairhomes.com



BOARD OF VARIANCE REFERRAL LETTER

DATE: January 3, 2019			<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: January 15, 2019 for the February 7, 2019 hearing.			
APPLICANT NAME: William Beukers			
APPLICANT ADDRESS: 1114/933 Seymour St., Vancouver, BC V6B 6L6			
TELEPHONE: 1-236-688-6225			
PROJECT			
DESCRIPTION: Addition and alteration to the existing detached carport			
ADDRESS: 1135 Eastlawn Dr.			
LEGAL DESCRIPTION:	LOT: 117	DL: 126	PLAN: 28703

Building Permit application BLD18-00994 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 6.3.1

COMMENTS:

The applicant proposes to enlarge and convert the existing detached carport to a garage for an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 6.3.1 – "Distance between Buildings on the same Lot" of the Zoning Bylaw requirement for the minimum distance from 14.8 feet to 10.71 feet.

Note:

1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
4. Fences and retaining walls will conform to the requirements of Section 6.14.

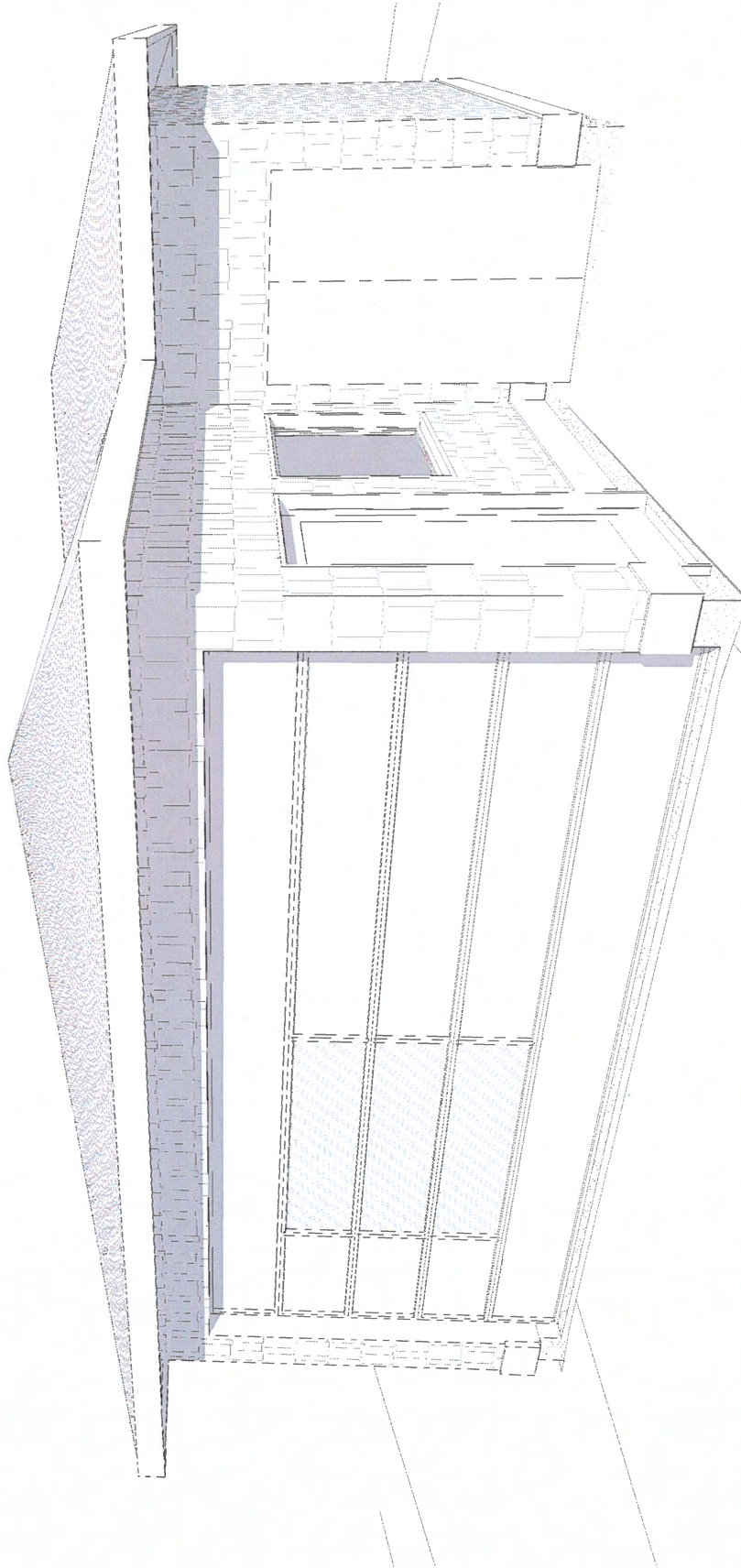
AB

Kushnir

Peter Kushnir
Deputy Chief Building Inspector

EASTLAWN GARAGE ADDITION

CITY OF BURNABY PERMIT PACKAGE



INDEX

- A.1 : SITE PLAN
- A.2 : FLOOR PLAN / SECTIONS
- A.3 : ELEVATIONS
- S.x : STRUCTURAL DETAILS (BY OTHERS)

177
HARVEY KALININ ARCHITECTS INC.
11111 177TH AVE. S.W. #100, BELLEVUE, WA 98007

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PROJECT

EASTLAWN GARAGE
ADDITION
1135 Eastlawn Dr.

DRAWING TITLE

DATE: 10/04/2018
JOB NO: GA-MADEL01

SCALE: 1/8" = 1'-0"
DRAWN BY: M.E.

DRAWING NO: A.O.C.

A.O.C. 4.(d)

LEGAL DESCRIPTION:

LOT 117, EXCEPT: PARCEL "A" (EXPLANATORY PLAN 29413),
DISTRICT LOT 126, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 28703

BCGS: 92G026

PID: 001-724-657

CIVIC ADDRESS: 1135 EASTLAWN DRIVE, BURNABY, BC
ZONING: R2

SITE INFORMATION:

DESIGN TYPE: ACCESSORY BUILDING BURNABY ZONING R1 TO R5 AND R10 TO R10 DISTRICTS

DESIGN TYPE	MAX	PROPOSED
GARAGE HEIGHT:	4.8M (15'11")	4.1M (13'5")
SETBACKS		
SEPARATION FROM COVERED PATIO	N/A	10' 0"
SEPARATION FROM HOUSE	4.5M (14'8")	17' 0"
SEPARATION FROM FRONT STREET	5.0M (16'5")	17' 0"
REAR SETBACK	1.1M (3'7")	4' 11"
SIDE SETBACK	1.1M (3'7")	3' 11"
FRONT SETBACK	N/A	N/A

SITE COVERAGE / FLOOR AREA CALC. :

SITE AREA:	7975 SF (740.9 M ²)
MAX BUILDING COVERAGE:	1405 SF
PROPOSED BUILDING AREA:	507 SF (47 M ²)
PROPOSED GARAGE AREA:	496 SF (46 M ²)
PROPOSED SITE COVERAGE:	35.2% (2003.47 SF)

IN-47-1

IMPERVIOUS SURFACE CALC.:

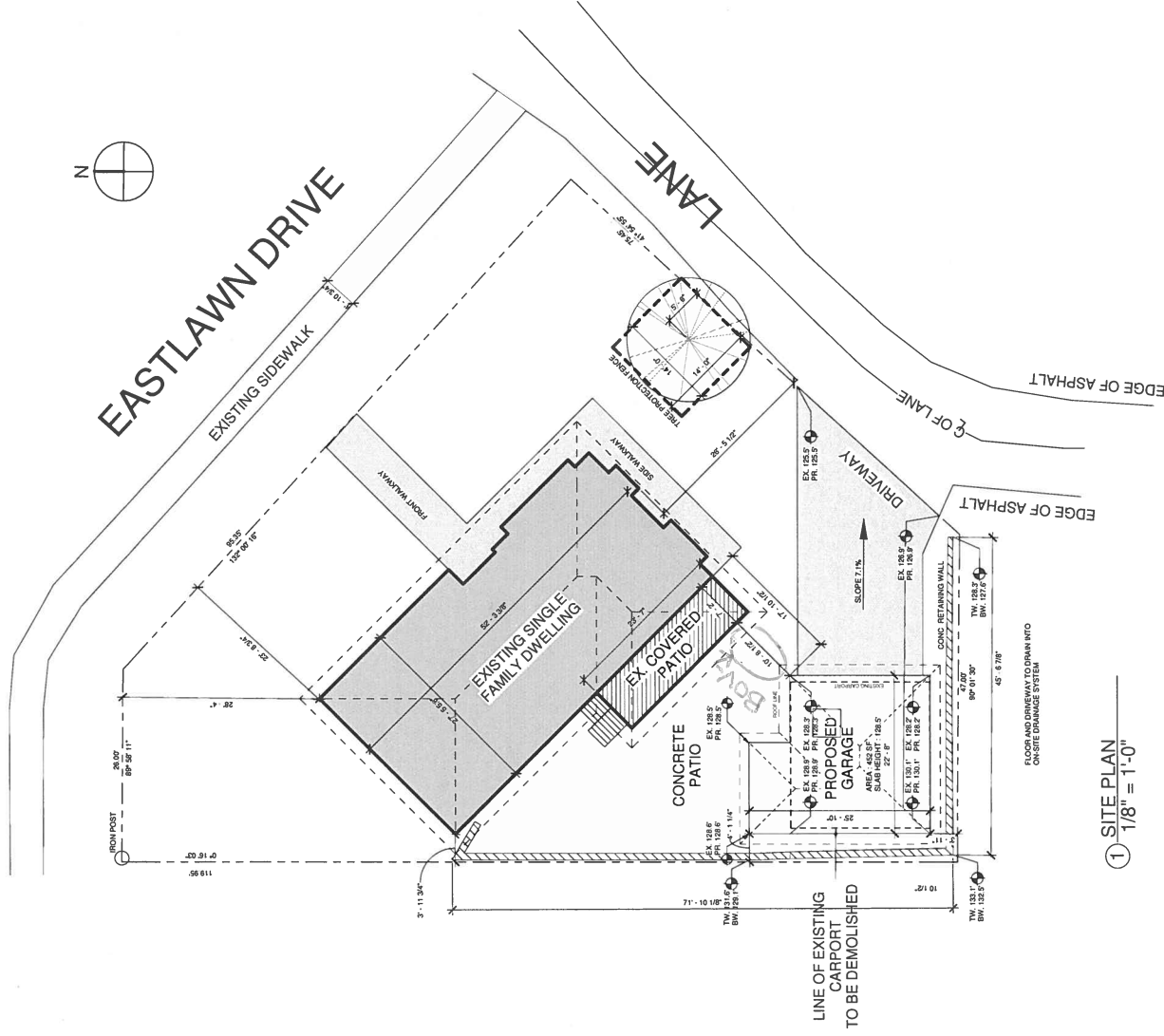
MATERIALS ALLOWED 70% (70% SF = 5582.5 SF)	EXISTING	PROPOSED
DRIVEWAY	1405 SF	1405 SF
TO BE REMOVED	1405 SF	1405 SF
EXISTING CARPORT	425 SF	425 SF
FRONT YARD WALKWAY	425 SF	425 SF
FRONT YARD DECK	598 SF	598 SF
TOTAL	5582.5 SF	5582.5 SF

ABBREVIATIONS:

TW	TOP OF WALL
EX	EXISTING
PR	PROPOSED
FW	FLOOR AREA

NOTE:

ALL STRUCTURAL ASPECTS TO BE DESIGNED BY REGISTERED ENGINEER



1 SITE PLAN
1/8" = 1'-0"

m
MADELINE DESIGN GROUP INC.
REGISTERED PROFESSIONAL ENGINEER
P.L.L.C. 11000 150th Ave. S.E. Suite 100
Burien, WA 98148

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DRAWING REVISIONS

NULANE
DESIGN + BUILD
ARCHITECTURAL SERVICES
11000 150th Ave. S.E. Suite 100
Burien, WA 98148
P.L.L.C. 11000 150th Ave. S.E. Suite 100
Burien, WA 98148


PROJECT
EASTLAWN GARAGE
ADDITION
1135 Eastlawn Dr.

DATE: 01/04/2018

JOB NO: CA-MADEL01
DATE: 01/04/2018
SCALE: 1/8" = 1'-0"
DRAWN BY: M.E.
CHECKED BY:

A.1.0

4.(d)



MADLEIN DESIGN GROUP, INC.
REGISTERED PROFESSIONAL ARCHITECTS
11135 Eastlawn Dr., Suite 100
Dallas, TX 75243
Tel: 214.415.1111
Fax: 214.415.1112
www.madelindesigngroup.com

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NULANE
DESIGN + BUILD

PROJECT:
EASTLAWN GARAGE ADDITION
11135 Eastlawn Dr.

DRAWING TITLE:

DATE: 10/04/2018

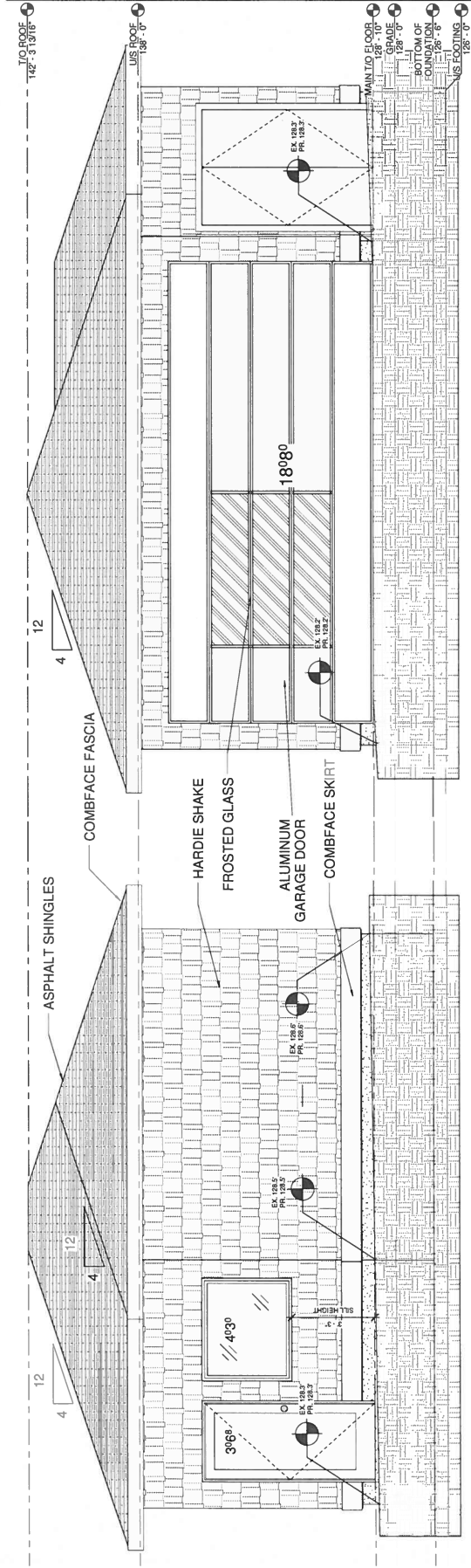
SCALE: 1/2" = 1'-0"

DRAWN BY: M.E.

CHECKED BY: M.E.

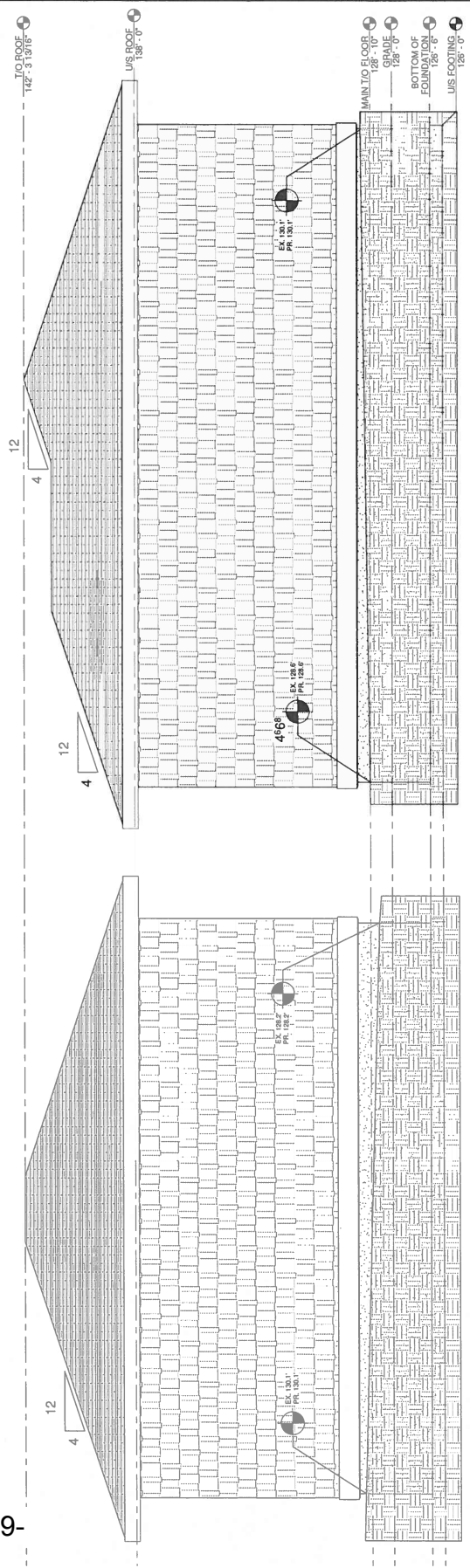
DESIGNED BY: M.E.

A.3.0



① East
1/2" = 1'-0"

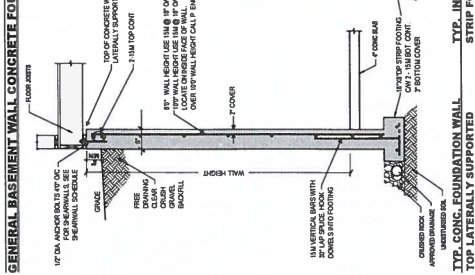
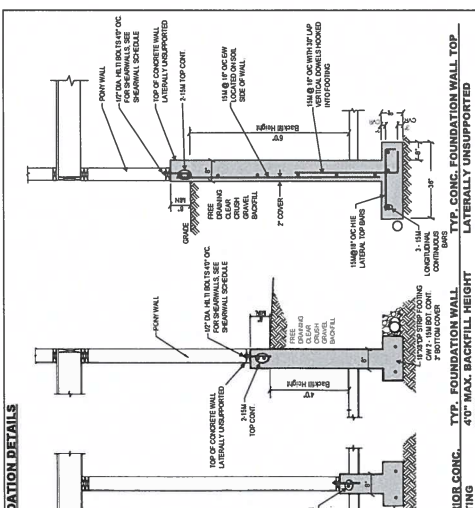
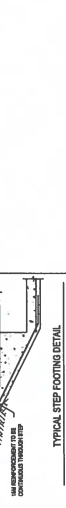
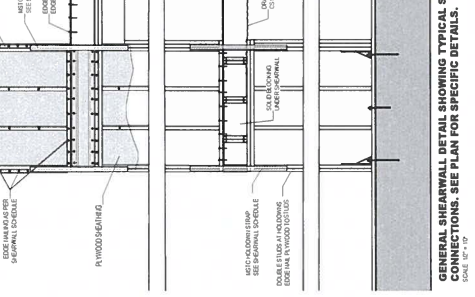
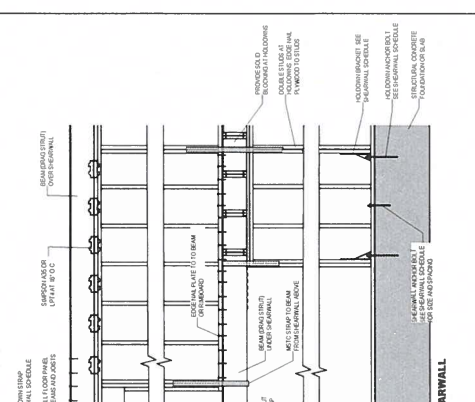
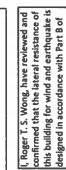
③ North
1/2" = 1'-0"

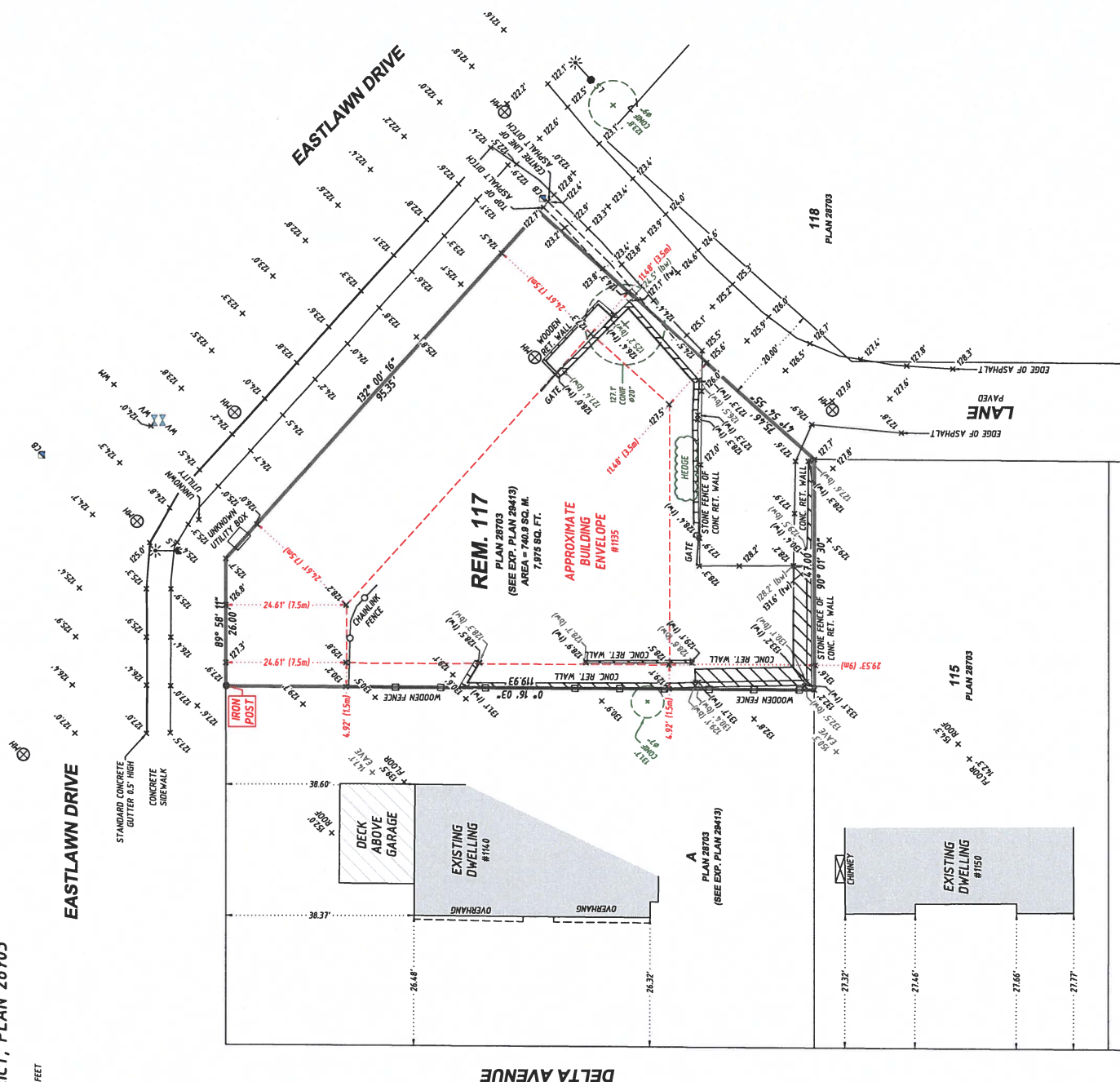


② West
1/2" = 1'-0"

④ South
1/2" = 1'-0"

NOTE:
ALL STRUCTURAL ASPECTS TO BE DESIGNED BY REGISTERED ENGINEER





1" = 16' ALL DISTANCES ARE IN FEET

BCGS: 92G026
PID: 001-724-657
CIVIC ADDRESS: 1135 EASTLAWN DRIVE, BURNABY, BC
ZONING: R2

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS SHOWN OTHERWISE.

ELEVATIONS SHOWN ON THE PLAN ARE GEODETTIC AND DERIVED FROM GNSS OBSERVATION (METRO-VANCOUVER NETWORK), DERIVED GEODETTIC CONTROL MONUMENT #875864.

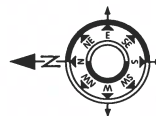
THIS PLAN WAS PREPARED FOR BUILDING PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THIS DRAWING IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.


0660 LAND SURVEYING AND E. PETUSHKOV, BCLS ACCEPT NO RESPONSIBILITY AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THIS PLAN LIES WITHIN GREATER VANCOUVER REGIONAL DISTRICT (CITY OF BURNABY).



LEGEND

- 
 SPOT ELEVATION
 MANHOLE
 SQUARE METER
 SQUARE FEET
 WATER VALVE
 LAMP STANDARD
 CATCH BASIN
- 120 - 1880 TRUMPH ST.
 LOS ANGELES, CA 90007
 604-316-4292
WWW.360SURVEY.CO
 001-2080644.0000
 001-441025-1021

IDENTIFIED CORRECT

ACCORDING TO LAND TITLE & SURVEY
AUTHORITY RECORDS AND FIELD SURVEY.
UNREGISTERED INTERESTS HAVE NOT BEEN
INCLUDED OR CONSIDERED.

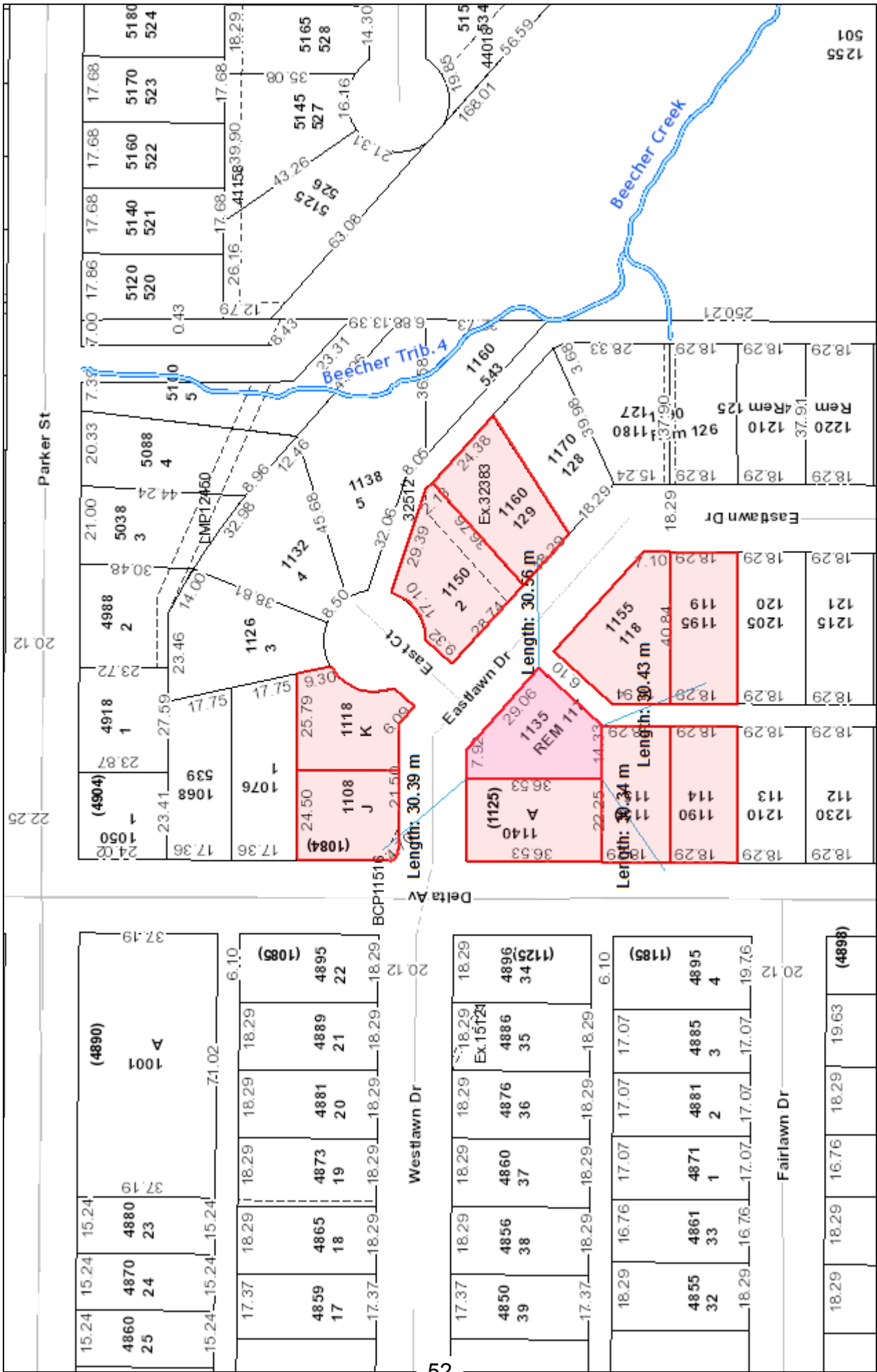
EVGENY PETUSHKOV, BCLS
JULY 11TH 2018



1135 East Lawn Drive

January 11, 2019

1:1,400



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

4.(d)



2018 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant Gary Gao

Mailing Address

City/Town

Phone Number(s) (H)

Email citidesign@live.ca

Property

Name of Owner Hong Ji

Civic Address of Property 4892 Carson Pl.

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

Jan 15, 2019
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date _____

Appeal Number BV# _____

Required Documents:

- ☒ Fee Application Receipt
- ☒ Building Department Referral Letter
- ☒ Hardship Letter from Applicant
- ☒ Site Plan of Subject Property

Any documents submitted in support of this Board of
Variance Appeal will be r-57-e available to the Public

Board of Variance Letter of Hardship for 4892 Carson Place, Burnaby

From: Gary Gao (Designer)
 Owner: Hong Ji
 Date: January 15, 2019
 Re: 4892 Carson Place, Burnaby

To Board of Variance,

My name is Gary Gao, and this is a letter of hardship regarding a new single-family development at 4892 Carson Place. The owner is proposing to build a single family dwelling on this property, but I have encountered some issues. The following is what we are proposing:

Increase building height from 29.5' to 30.88' (increase by 1.38')

Reasons for increasing of building height by 1.38'

1. From Owner's health and safety perspective

The owner, Ms Ji's mother has been a teacher before she retired. She developed knee problems due to her profession. Both of her menisci was replaced by surgery. It is very difficult for her to climb stairs. She has to rely on a crutch to walk around. As she has to walk in and out of the house almost daily to stay healthy, it is important to keep the main floor and outside ground to the street as flat as possible and stair-free.

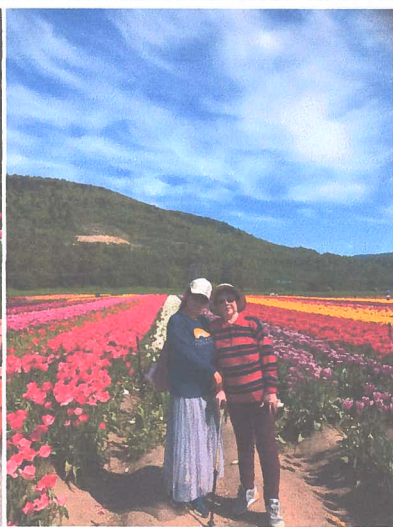
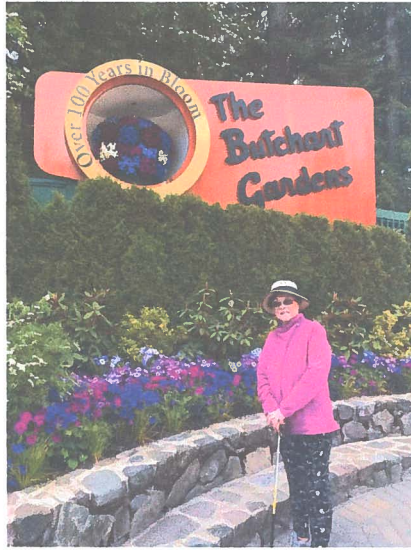
2. From Design perspective

The property is located at the lower (south) side of Carson Street, in the Burnaby South Slope area. In order to reduce stairs and slopes to make the main floor accessible for the owner's mother, I try to keep the existing outside ground levels at the front. It is calculated that the lowest possible elevation of the main floor is 176.5': around the same level as ground elevation at the front property line. The main floor interior ceiling height is proposed as 9.5' and upper floor ceiling height is 8.5'. The slope of the roof is 4/12, which is the minimum for sloped roof defined by Burnaby Zoning Bylaw. As a result, the proposed roof pitch height works out to be 200' at the minimum. However, the proposed dwelling would observe a height of 24.33' when viewed from Carson Street (front) property line, which is still 5.17' lower than the Zoning Bylaw height requirement of 29.5 ft. On the technical perspective, It is unwise to build the house lower than the existing ground level or make a portion of the roof flat considering the great number of rainy days of Vancouver. New houses that built with main floor lower than outside ground level may create un-necessary drainage problems and a combination of flat and sloped roofs may leak when the house settles. Compare to the mere 1.38' height increase that we requested, it is worthwhile to keep the sloped roof and existing main floor height.

The proposed increase in building height is 1.38'. Please consider our proposal.

Sincerely,

 Gary Gao





BOARD OF VARIANCE REFERRAL LETTER

DATE: January 15, 2019		<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>	
DEADLINE: January 15, 2019 for the February 07, 2019 hearing.			
APPLICANT NAME: Gary Gao			
APPLICANT ADDRESS: Unit 111 – 42 Fawcett Road, Coquitlam, B.C., V3K 6X9			
TELEPHONE: 604-618-1885			
PROJECT			
DESCRIPTION: New single family dwelling with detached garage			
ADDRESS: 4892 Carson Place			
LEGAL DESCRIPTION:	LOT: 40	DL: 157	PLAN: NWP20303

Building Permit application BLD18-00939 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.6(1)(a)

COMMENTS:

The applicant proposes to build a new single family dwelling and detached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 102.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 29.50 feet to 31.25 feet as measured from the rear average grade for the proposed single family dwelling with a sloping roof.

Note: A previous Board of Variance (B.V. 6348) denied an appeal requesting: a) a principal building height of 31.99 feet (sloping roof) measured from the rear average

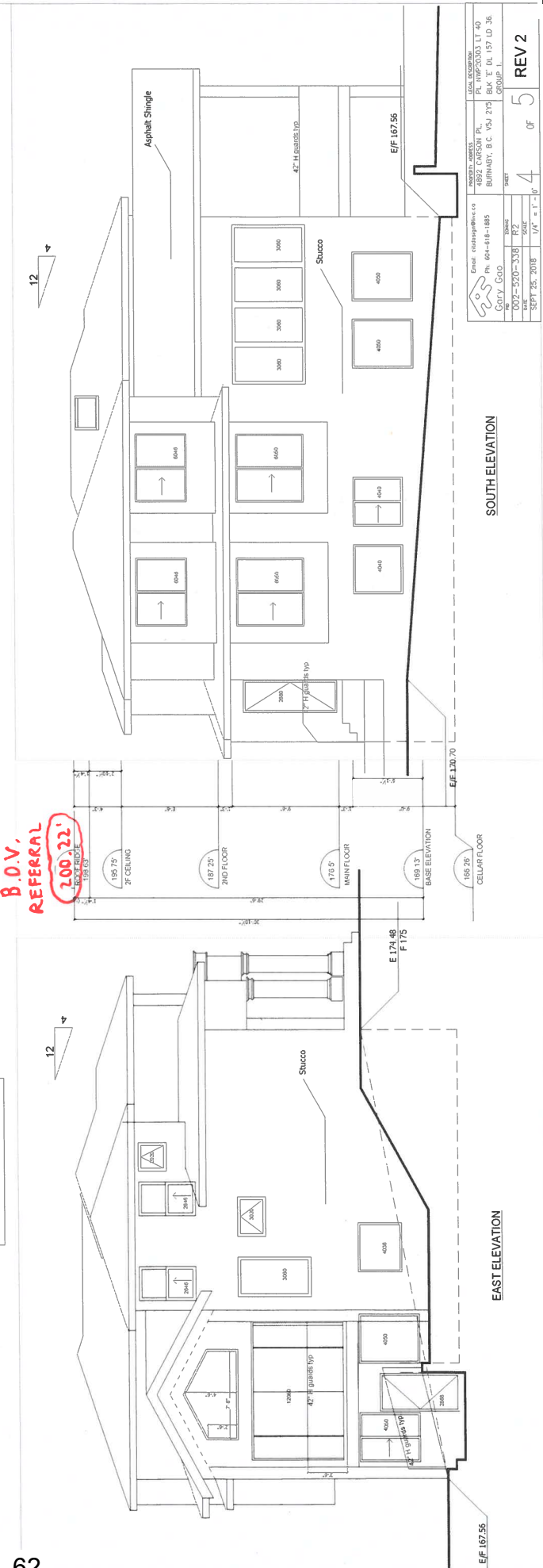
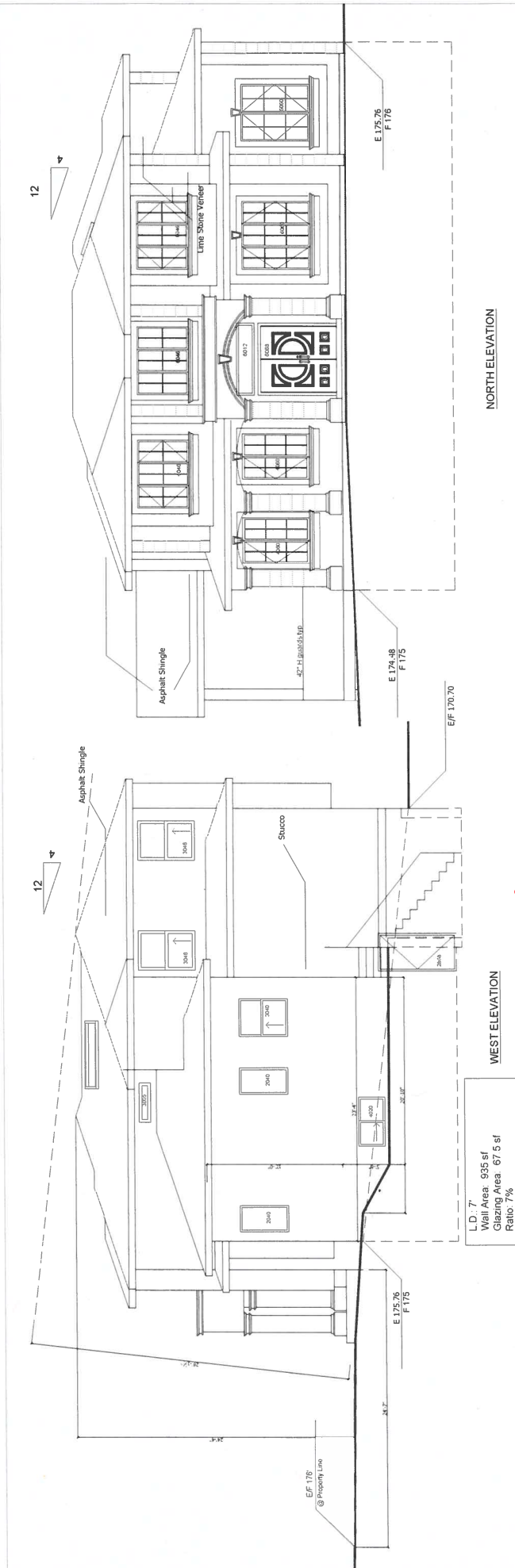
Notes:

- 1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.*
- 2. The applicability of this variance, if granted, are limited to the scope of the proposal shown on the attached plans.*
- 3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.*
- 4. Fences and retaining walls will conform to the requirements of Section 6.14.*

LM



Peter Kushnir
Deputy Chief Building Inspector

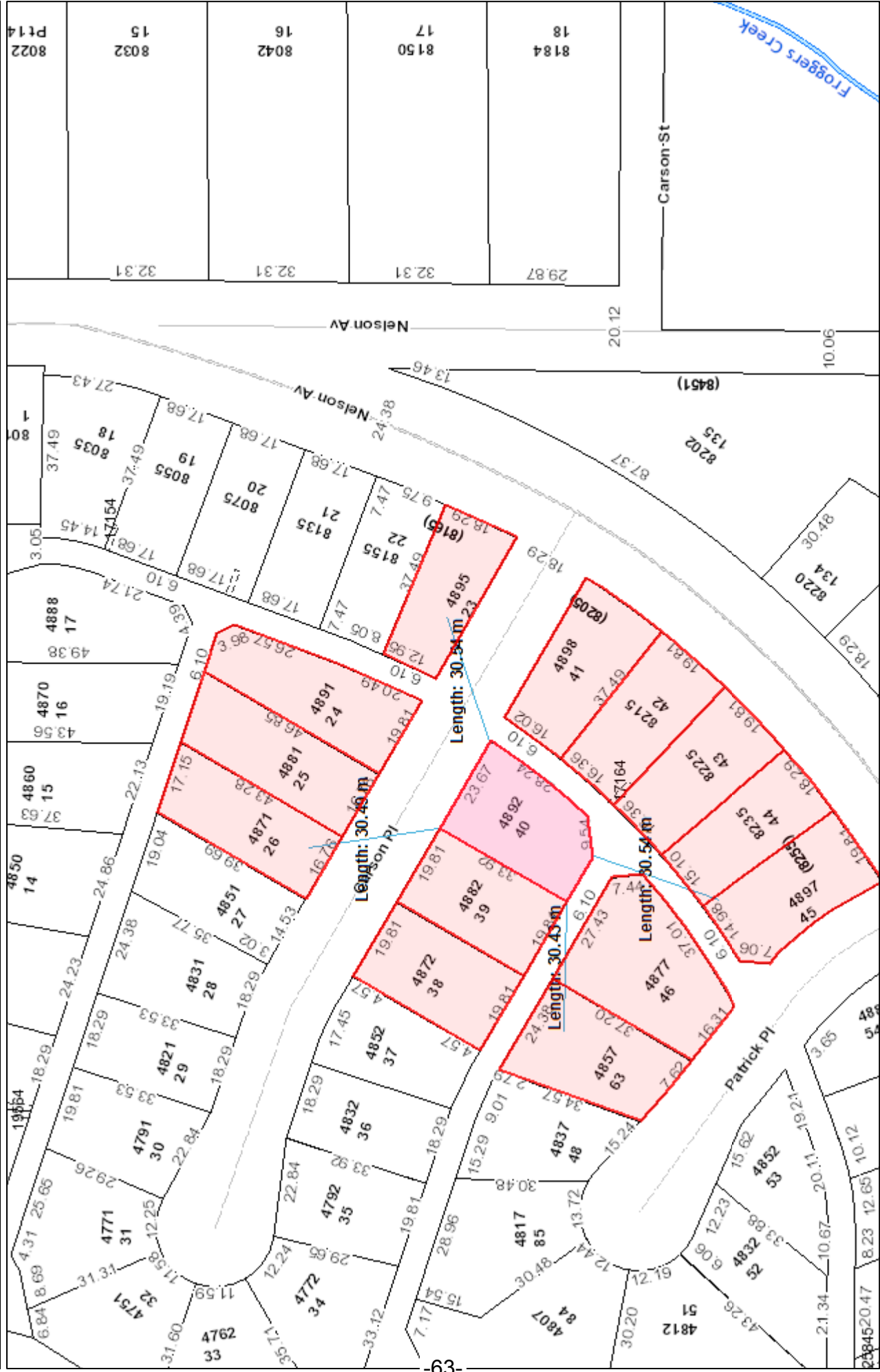




4892 Carson Place

January 16, 2019

1:1,200



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

4.(e)



2019 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant LAWRENCE HIGA
 Mailing Address P.O. BOX 91160
 City/Town WEST VANCOUVER BC Postal Code V7V 3N6
 Phone Number(s) (H) 604 922-5261 (C) 604 779 9372
 Email SMARTERWEAR@LIVE.COM

Property

Name of Owner FRANK SORIANO
 Civic Address of Property 2090 SPERLING BURNABY

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

Date

SEP 15/19

Applicant Signature

Higa

Office Use Only

Appeal Date FEB 7 2019 Appeal Number BV# 6351

Required Documents:

- ☒ Fee Application Receipt
- ☒ Building Department Referral Letter
- ☒ Hardship Letter from Applicant
- ☒ Site Plan of Subject Property

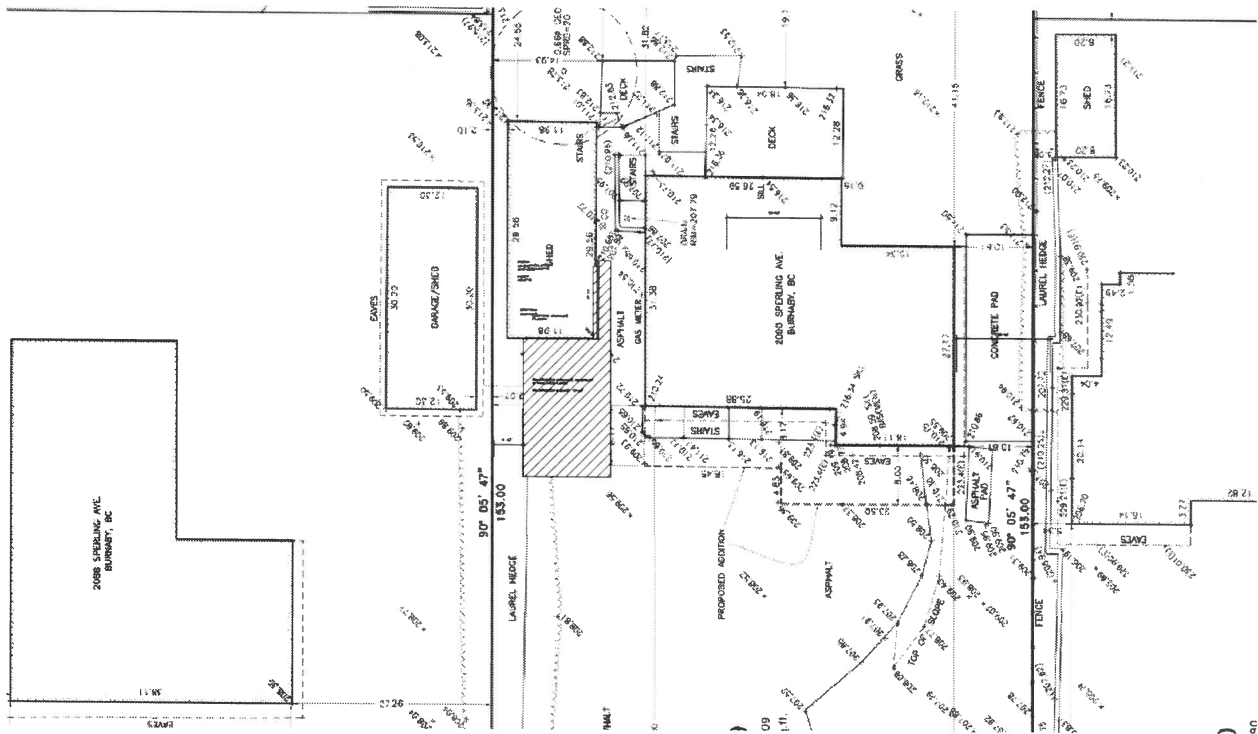
Any documents submitted in support of this Board of
Variance Appeal will be r-74-e available to the Public

JANUARY 15 / 19

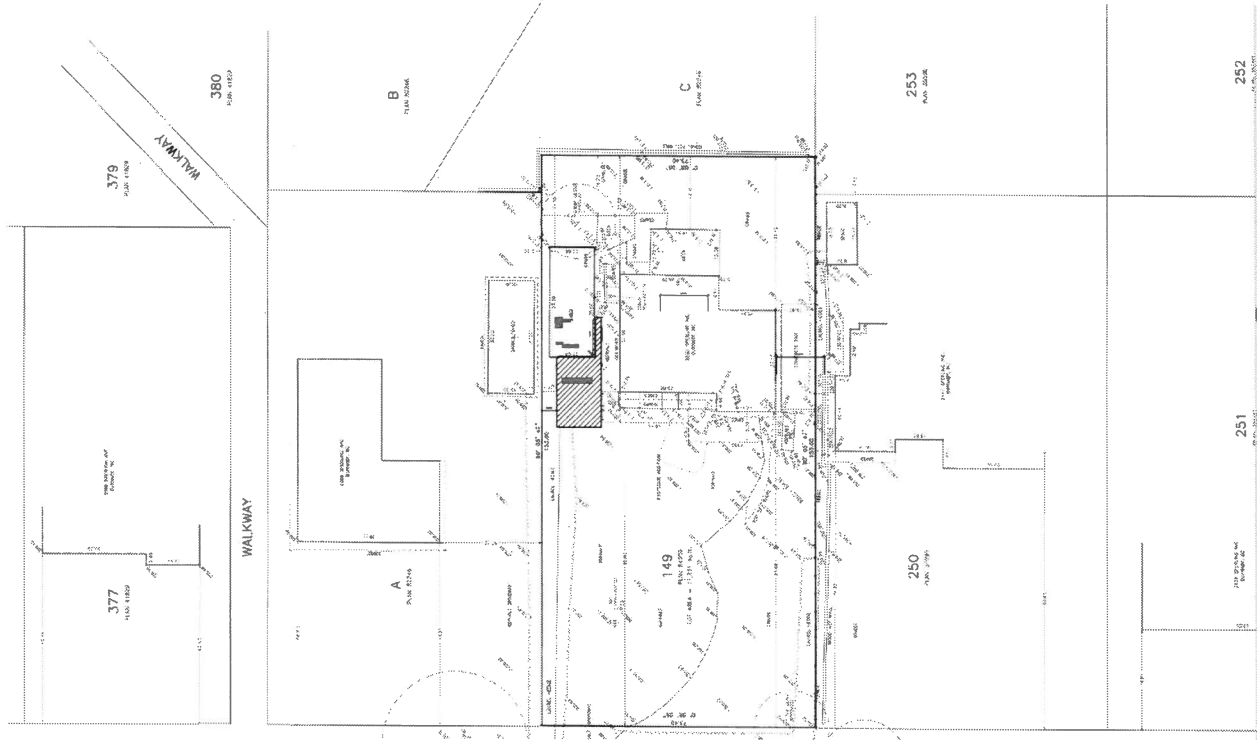
2090 Sperling Avenue,
Burnaby, BC

We propose to add onto the existing garage to create tandem parking as there is no back lane and there is no possible way to build a garage in the rear of the property and keep the garage the requisite distance from the existing house. We respectfully ask that you allow us to build the garage as proposed as it is the least intrusive design for both the neighbors and the homeowners.

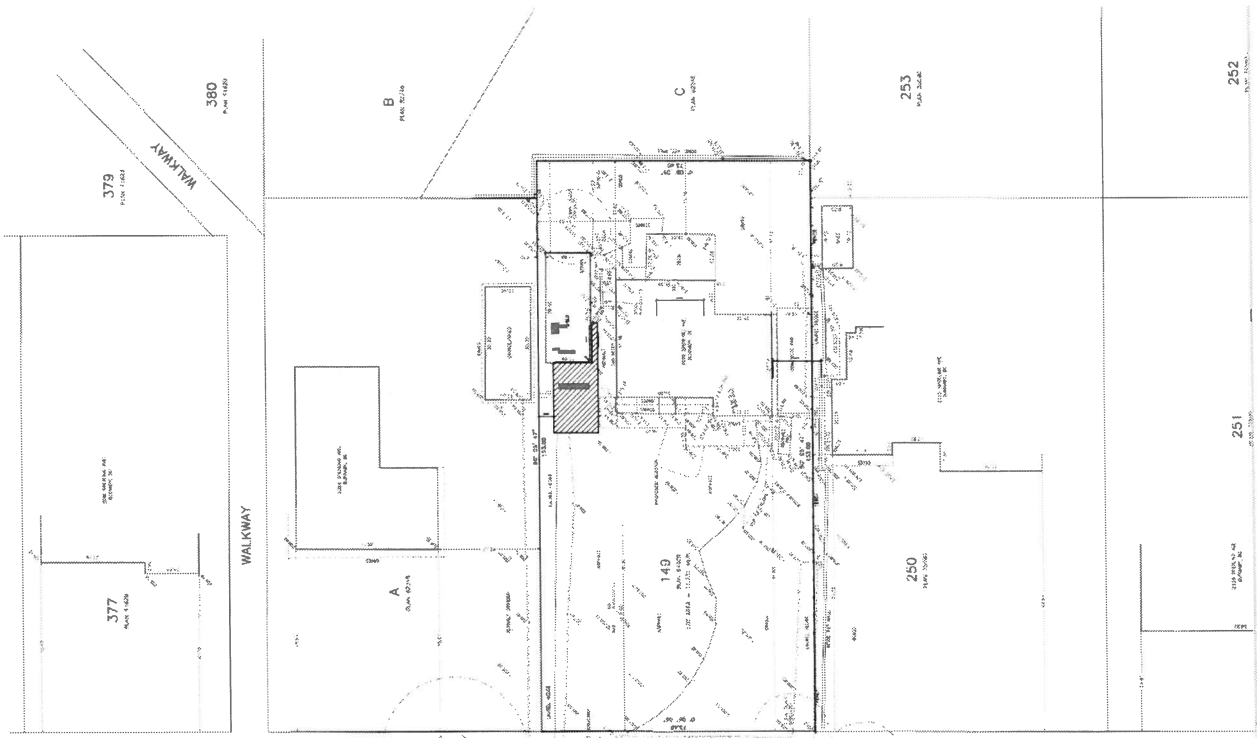
There are a number of reasons why this is the least intrusive design in every direction. By building the garage in this manner it creates the smallest possible footprint as it both utilizes and reduces the existing driveway and is largely or entirely invisible from any neighbor.



Note that the proposed addition sits behind hedges/trees that are higher than the proposed addition. Moreover, the principal residence obscures the proposed addition so it is almost totally obscured from the neighboring properties.



Aesthetically, the garage is far less imposing as from the street, you can only see the front elevation from the street (Westerly neighbors). As the Westerly neighbors themselves have large vegetation, it will be impossible for them too see the garage from their house. Furthermore, it is and will remain almost entirely obscured by the existing hedge and from the Eastern neighbor's tree which will afford all neighbors even more privacy.



The aerial photos also indicate that the garage will not be visible from either the adjacent or any neighboring properties.



By building the garage in this manner, the house and the tall hedge will obscure the garage entirely from the Southern neighbors. It will be largely invisible to the Eastern neighbors as the existing garage is already obscured by an existing tree and what can possibly be seen from the Eastern neighbors, will be totally obscured by the existing garage.

The Northern neighbors' existing garage and hedge will obscure the garage for themselves and the Northern adjoining neighbor's house will obscure the garage entirely for any other Northern neighbor. Moreover the Northern neighbor's existing tall hedge will further obscure any new construction and already casts more of a shadow than the proposed garage structure.

Given that no neighbor is impacted by the proposed structure and that it is impossible to build any garage near the house without violating the distance bylaws between a garage and the house, I urge you to hear and grant our variance.

LAWRENCE HIGA
Higa



BOARD OF VARIANCE REFERRAL LETTER

DATE: January 3, 2019			<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: January 15, 2019 for the February 7, 2019 hearing.			
APPLICANT NAME: Lawrence Higa			
APPLICANT ADDRESS: PO Box 91160, West Vancouver, BC V7V 3N6			
TELEPHONE: 604-779-9372			
PROJECT			
DESCRIPTION: Addition and alteration to the existing detached garage			
ADDRESS: 2090 Sperling Avenue			
LEGAL DESCRIPTION:	LOT: 149	DL: 131	PLAN: 54909

Revised Building Permit application BLD18-00820 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 6.3.1 / 102.9(1)

COMMENTS:

The applicant proposes to extend and convert the existing detached carport to a garage for an existing single family dwelling. Note: the BLD18-00820 has been already issued for additions and alterations to the existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 6.3.1 – “Distance between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 14.8 feet to 4.2 feet.
- 2) To vary Section 102.9(1) – “Side Yard” of the Zoning Bylaw requirement for the minimum side yard width from 4.9 feet to 3.9 feet.

Note: 1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.

2. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.

Note: 4. Fences and retaining walls will conform to the requirements of Section 6.14.
A previous Board of Variance appeal (B.V.1936 May 4, 1979) seeking relaxation for rear yard setback from minimum 30 feet to 19.5 feet was denied.

Note: A previous Board of Variance appeal (B.V.1953 June 8, 1953) seeking relaxation for rear yard setback from minimum 30 feet to 24 feet was approved.

AB

Kushnir

Peter Kushnir
Deputy Chief Building Inspector

SORIANO RESIDENCE

2090 SPERLING AVE
BURNABY, BC

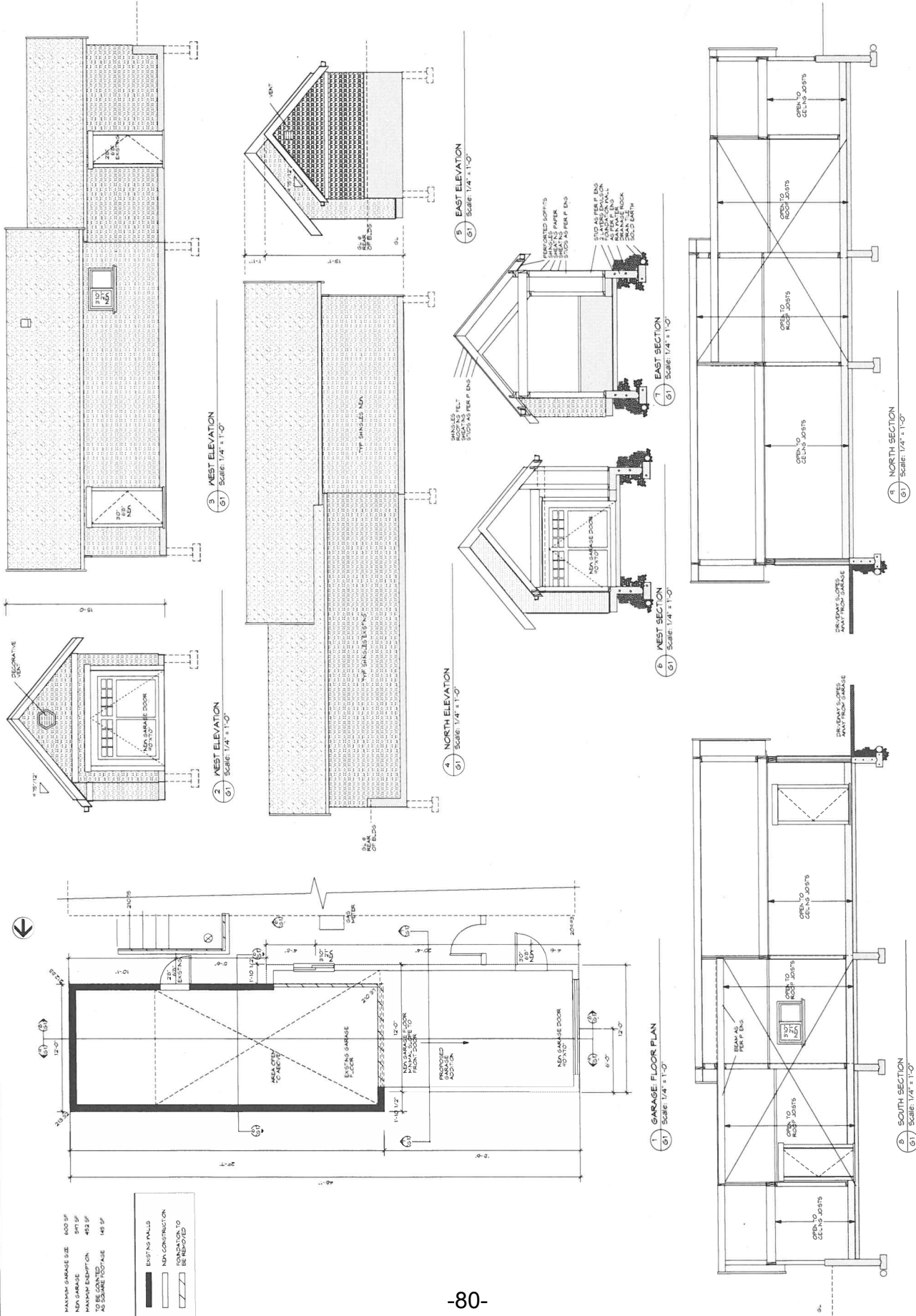
DRAWN BY
LAWRENCE HIGA
604 779-9372

GARAGE
RENO/ADDITION

DATE CHANGE

G1

4.(f)



LEGAL DESCRIPTION

LOT 144 OF LOT 131
GROUP 1, NWD
PLAN 54409

ZONING: R2

LOT AREA: 11,231

MAXIMUM FSR: 4492

BASEMENT: 1635.545

MAIN FLOOR: 1825.50

UPPER FLOOR: 1006.36

TOTAL: 4467.405

(LESS 100 OPEN FLOOR AREA EXEMPTION)

(LESS COVERED PORCH EXEMPTION) (39.8)

TOTAL FLOOR AREA 4327.605

GARAGE (MAX)

PROPOSED 597.77

LESS EXEMPTION (452)

TOTAL COUNTED TOWARDS FSR 145.77

GFA: 4473.375

IMPERMABLE MAX

.7 X 11,291 7903.70

PROPOSED IMPERMABLE:

HOUSE: 2240.58

GARAGE: 597.00

DRIVENWAY 1189.32

SIDEWALK 201.96

F. SIDEWALK 108.00

N/LAW SIDEWALK 16.90

PATIO: 73.92

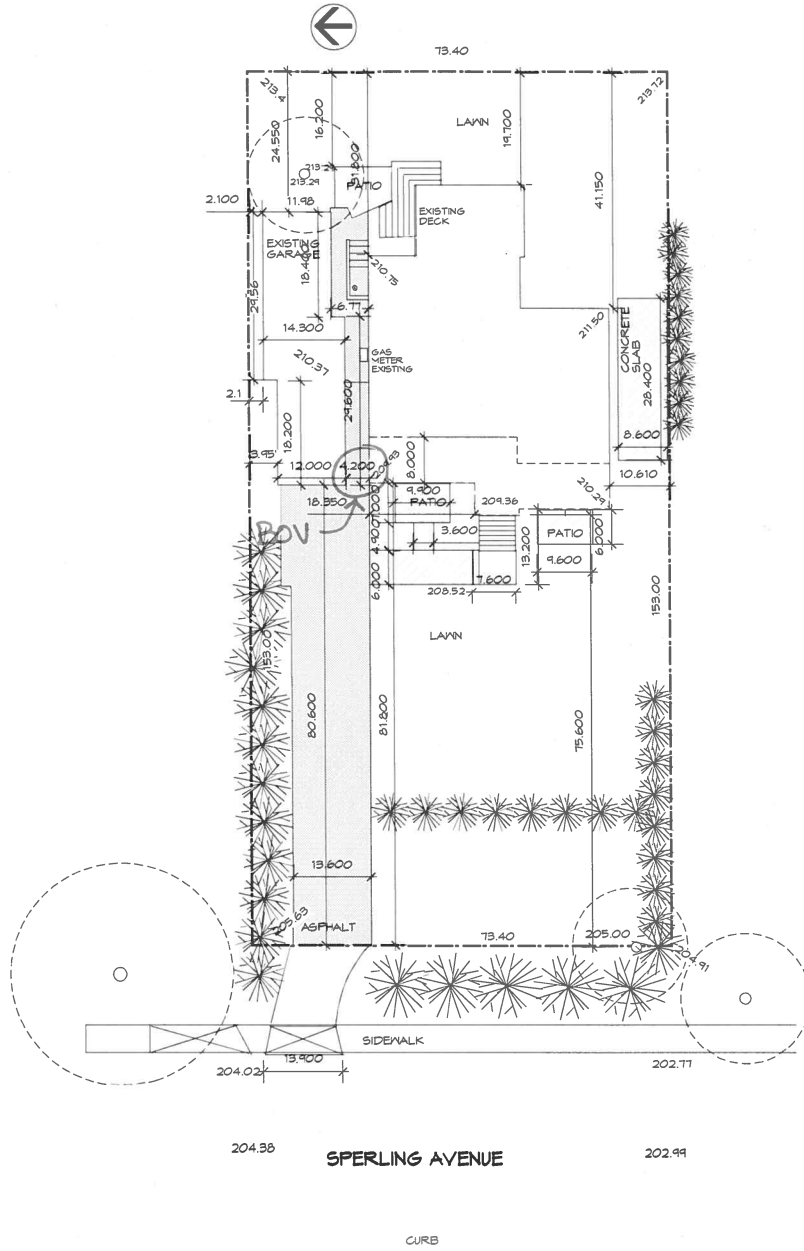
FRONT PATIOS: 111.63

BACK STEPS 84.94

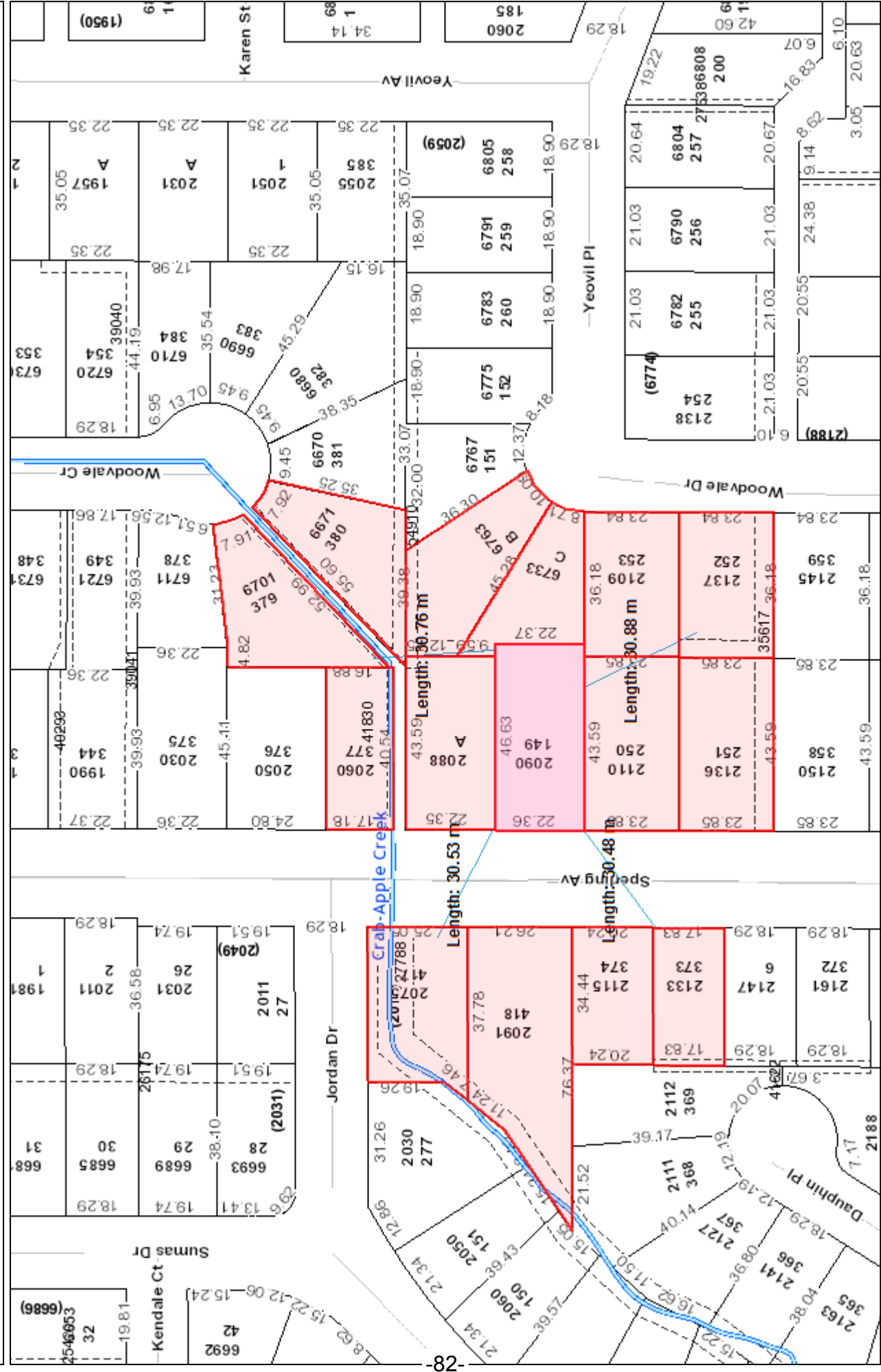
FRONT STEPS 84.56

CONCRETE PAD (EXISTING) 247.09

TOTAL IMPERMABLE: 4,934.93



1 SITE PLAN
S1 Scale: 1/16" = 1'-0"



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

4.(f)