



Board of Variance Appeal Application 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 DAT HUYNH (FOR CHRISTOPHER BOZYK ARCHITECTS,
Mailing Address 414-611 ALEXANDER STREET
City/Town VANCOUVER Postal Code V6A 1E1
Phone Number(s) (H) 604-251-3440 (C) _____
Email dat @ bozyk .com
Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner MARGARET E. BEZDAN
Civic Address of Property 4050 GRAVELEY STREET
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.

APRIL , 2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 May 05 Appeal Number BV# 6224

Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

CITY OF BURNABY

APR 12 2016

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

CLERK'S OFFICE



April 11, 2016

City of Burnaby, Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

To Whom It May Concern;

Subject: 4050 Graveley Street, Variance Request

This letter is to request that a variance be granted to allow for a proposed expansion of our building at 4050 Graveley Street. The expansion would be for additional warehouse space. In order to allow for an efficient building shape and size the expansion must be able to extend to the adjacent property line. Without being able to expand to the adjacent property line the expansion will be too small and too inefficient to be worthwhile.

The building is owned by our company, Geo. Bezdan Sales Ltd., and acts as our head office. Our company is a Burnaby-based national distributor of architectural handrail systems. With ongoing expansion of our business, the current building now has insufficient warehouse space. Without the expansion, the building is unable to function properly requiring us to move. This would create a serious financial hardship on our company, as moving to a new building/jurisdiction would carry a substantial cost and require a prolonged shut-down.

Our company has been working diligently and cooperatively with the City of Burnaby planning department staff to find a solution to allow for the expansion and avoid this unnecessary hardship. This has resulted in a plan that with the variance, while being more expensive than a traditional building, would meet the requirements set forth by the City of Burnaby and allow for a functional expansion. The adjacent property, 4040 Graveley Street, was given a similar variance to allow it to expand to its adjacent property line. We ask that the City grant this variance to allow for our company to continue its successful operations from our Burnaby head office.

TF 1 800 663 6356
T 604 299 5264
F 604 299 5464
E info@geobezdan.com

Geo. Bezdan Sales Ltd.
4050 Graveley Street
Burnaby, BC V5C 4A5
Canada

geobezdan.com

Sincerely,

Margaret E. Bezdan
President
Geo. Bezdan Sales Ltd.



Planning and Building Department

BOARD OF VARIANCE REFERRAL LETTER

DATE: 2016 April 12	DEADLINE: 2016 April 12 Date of Hearing: 2016 May 05	<i>This is <u>not</u> an application. Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Dat Huynh Christopher Bozyk Architects Ltd.		
ADDRESS OF APPLICANT: 414-611 Alexander Street, Vancouver, BC, V6A 1E1		
TELEPHONE: 604 251 3440		

Preliminary Plan Approval Application: PPA #14-00096			
DESCRIPTION: Warehouse addition to an existing warehouse building.			
ZONING: Heavy Industrial District M3			
ADDRESS: 4050 Graveley Street			
LEGAL:	LOT: 67	DL: 117	PLAN: NWP43259

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) 403.5 (1)

COMMENTS:

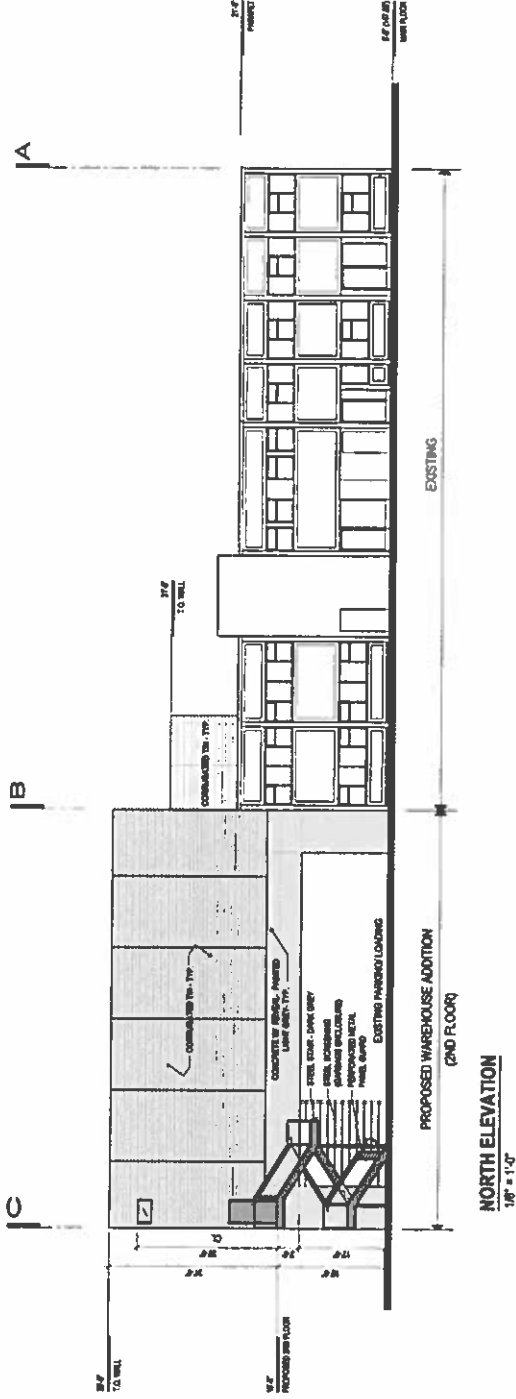
An appeal for the relaxation of Section 403.5 (1) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a warehouse addition to an existing warehouse building at 4050 Graveley Street, with a nil side yard setback where a minimum side yard setback of 19.69 ft. is required.

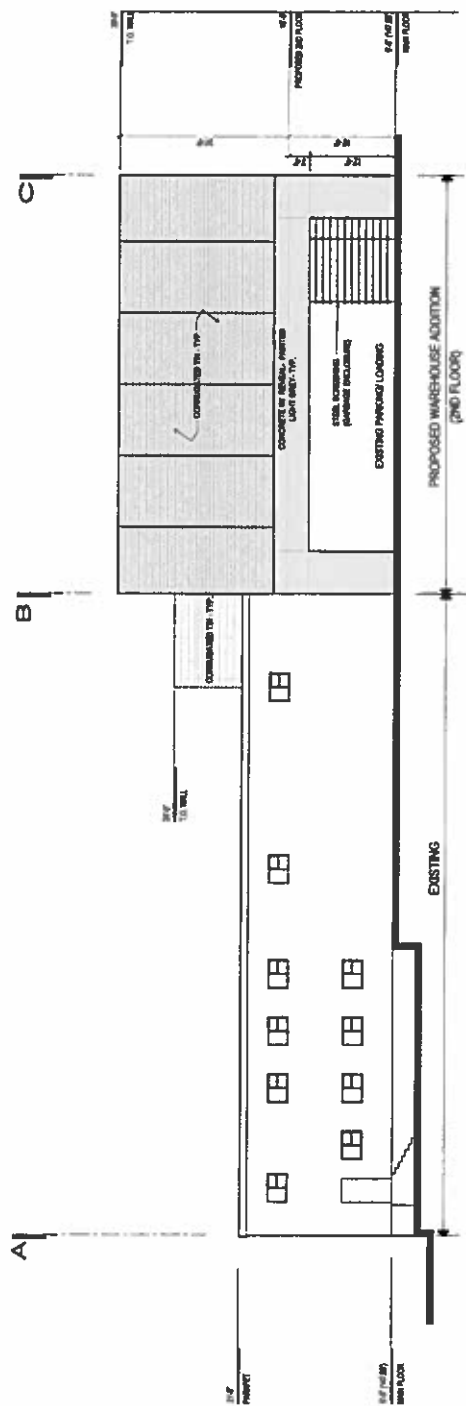
Note:

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.

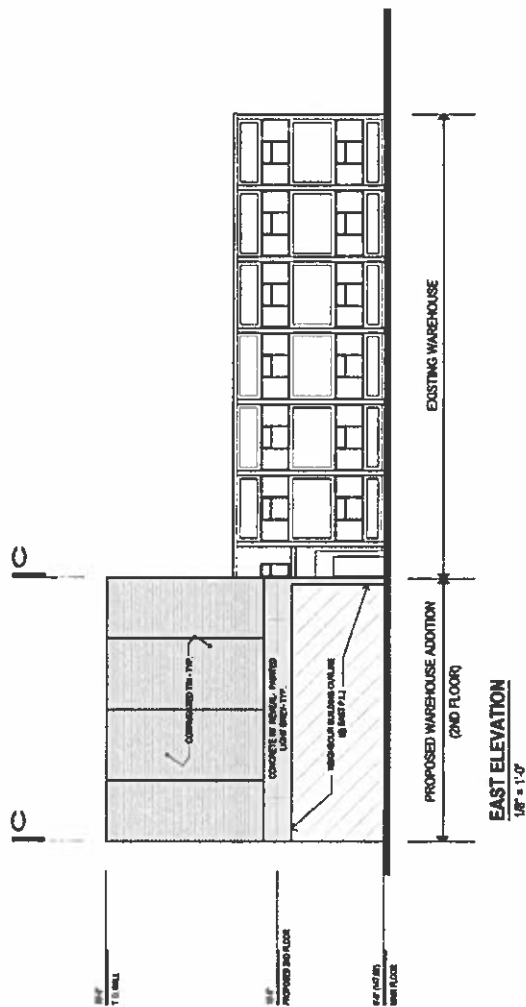


Margaret Malysz,
Development Plan Approvals Supervisor





SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

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WAREHOUSE ADDITION
1050 GRAVELEY STREET, BURNABY

ELEVATIONS

SPECIAL ADVERTISING SECTION		JULY 1, 2006	
Page	Section	Rate	Order Code
100	Advertising	\$1,000	AD-100
101	Advertising	\$1,000	AD-101
102	Advertising	\$1,000	AD-102
103	Advertising	\$1,000	AD-103
104	Advertising	\$1,000	AD-104
105	Advertising	\$1,000	AD-105
106	Advertising	\$1,000	AD-106
107	Advertising	\$1,000	AD-107
108	Advertising	\$1,000	AD-108
109	Advertising	\$1,000	AD-109
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