



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 Ron Lee
Mailing Address 4818 Brentlawn Dr
City/Town Burnaby, B.C. Postal Code V5C 3V5
Phone Number(s) (H) 604-324-1218 (C) 604-838-5899
Email ronlee@telus.net
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner Ron Lee / Karen Lee
Civic Address of Property 6624 Charles Street, Burnaby, B.C.

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.

May 9, 2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 June 02 Appeal Number BV# 6228

Required Documents:

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

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

May 9, 2016

Burnaby Board of Variance
c/o Office of the City Clerk
4949 Canada Way
Burnaby, BC V5G 1M2

To the Board of Variance:

Re: 6624 Charles St. – Request for Fence Height Variance

As the owners of 6624 Charles St., we would like to request a variance to increase the height of a fence and gate area that spans just 10 ft. wide in the rear lane along our property from the current bylaw of 5'10" to 6'10" (i.e. an extra 1 ft.).

Our property is 66 ft. wide and there is a rear retaining wall 2'5" high for 56 ft. (the majority of the width of our property) to support the grading of our main floor and backyard. A fence on the retaining wall will be built at a height of 5'10" in accordance with the bylaws for security and privacy from the lane. In order to access the lane (for garbage/recycling and general access down to the lane elevation), our property has a landing area at the rear west corner of the lane that spans 10 ft. According to the bylaws, a fence can be constructed at 5'10" at the lane elevation but it would be significantly lower than the adjoining retaining wall and fence on our property at 8'3" (2'5" retaining wall + 5'10" fence) as well as lower than the neighbor's fence to the west at 6614 Charles St. at a height of 6'10" to support the grading of their backyard and for their security and privacy from the lane.

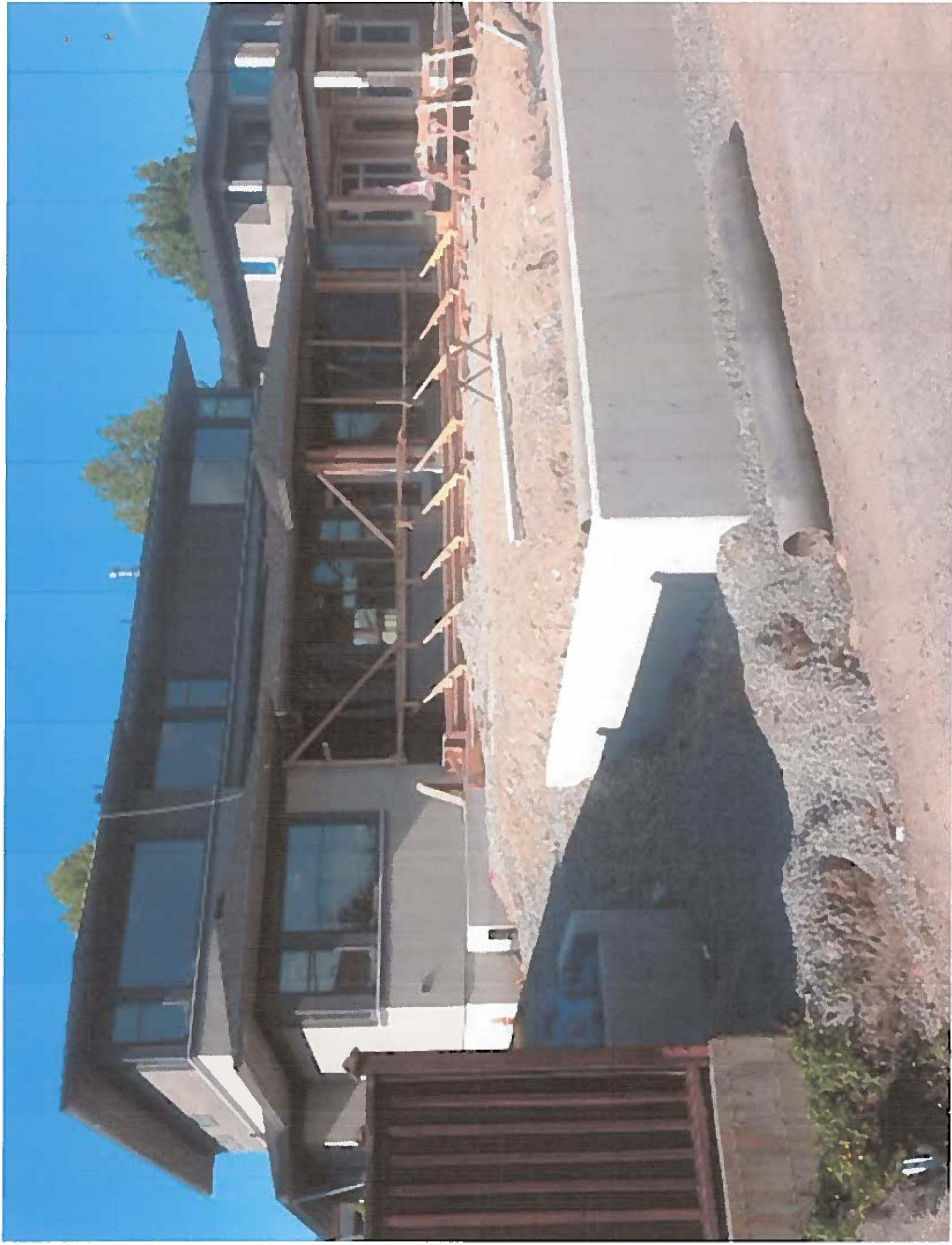
Accordingly, we would like to request a variance to increase the height of the fence and gate for this 10 ft. wide area from 5'10" to 6'10" to match the elevation of our neighbor's fence to provide for a more seamless transition to our retaining wall fence height of 8'3" which spans the majority of the width of our property. And more importantly, the requested higher fence variance would limit the direct sightlines into our main floor given the higher elevation of our main floor and yard providing for security and privacy from the back lane (please refer to attached photo for sightlines into our main floor from the lane).

Thank you for your consideration of our variance request.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is a stylized 'R' followed by 'on', representing Ron Lee. The second signature is 'Karen Lee' written in a cursive script.

Ron and Karen Lee – Owners of 6624 Charles St.





BOARD OF VARIANCE REFERRAL LETTER

DATE: May 4, 2016	DEADLINE: May 10, 2016 for the June 2, 2016 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
NAME OF APPLICANT: Ron Lee			
ADDRESS OF APPLICANT: 4818 Brentlawn Dr., Burnaby B.C. V5C 3V5			
TELEPHONE: 604.838.5899			
PROJECT			
DESCRIPTION: New Single Family Dwelling			
ADDRESS: 6624 Charles Street			
LEGAL:	LOTS: 9	DL: 132	PLAN: 2419

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

Zone/Section(s) R4 [6.14(5)(b)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The relaxation of 6.14(5)(b) of the Zoning By-Law which, if permitted, will allow for the construction of a fence at the rear of the lot with varying heights up to a maximum of 6.83 feet where the maximum permitted height is 5.91 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.

DS

Peter Kushnir
Deputy Chief Building Inspector

TOPOGRAPHIC PLAN OF LOT 9 DISTRICT LOT 132
GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 2419

alexvoth
designconsulting

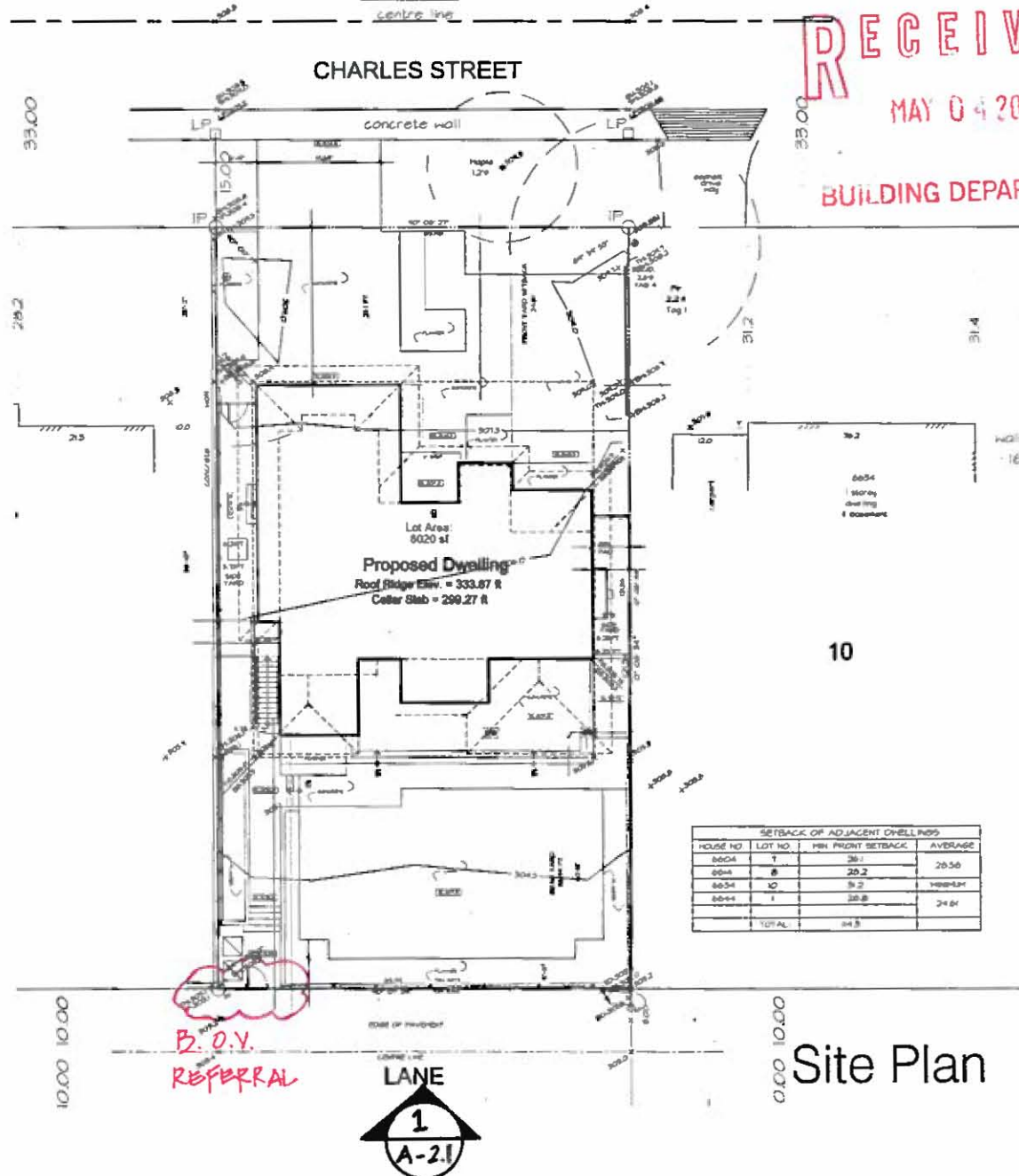
202 - 135 Forester St.
Surrey, British Columbia V4A 1C1
604-273-7819
V.T.H.S.B.
alexvoth@alexvoth.com

Issued to Structural
May 1, 2015

Issued for Building Permit
May 14, 2015

Revisions
August 10, 2015

RECEIVED
MAY 04 2016
BUILDING DEPARTMENT



6624 Charles St.
Surrey
British Columbia

Site Plan

Drawn
Scale
Date
Sheet

Site Plan



A-2.0

May 4/16

West R

6624 Charles Street
Variance for 1 Fence panel + gate.

East R

RECEIVED

MAY 04 2016

BUILDING DEPARTMENT

Request variance to permit
fence panel and gate to match
height of neighbour's fence, 6'-10" total height

Fence 5'-10" meets bylaw

1
A-2.2

Neighbour's
fence 5'-5" on
1'-5" retaining
wall

6'-10"
lane

B. of V.
REFERRAL

EL: 311.49'

EL: 310.03'

EL: 309.62'

EL: 303.2'

5'-10"

2'-5"

2'-5" retaining wall
on south R

1
A-2.1

South Elevation (NTS)

A-2.1

RECEIVED
MAY 04 2016
BUILDING DEPARTMENT

25/16

Lane @ 6624 Charles.

10'-0"



1
A-2.2

Elevation from Lane (NTS)

A-2.2

TOPGRAPHIC PLAN OF LOT 9 DISTRICT LOT 132

GROUP 1 NEW WESTMINSTER DISTRICT

PLAN 2419

6624 Charles Street
Burnaby, B.C.

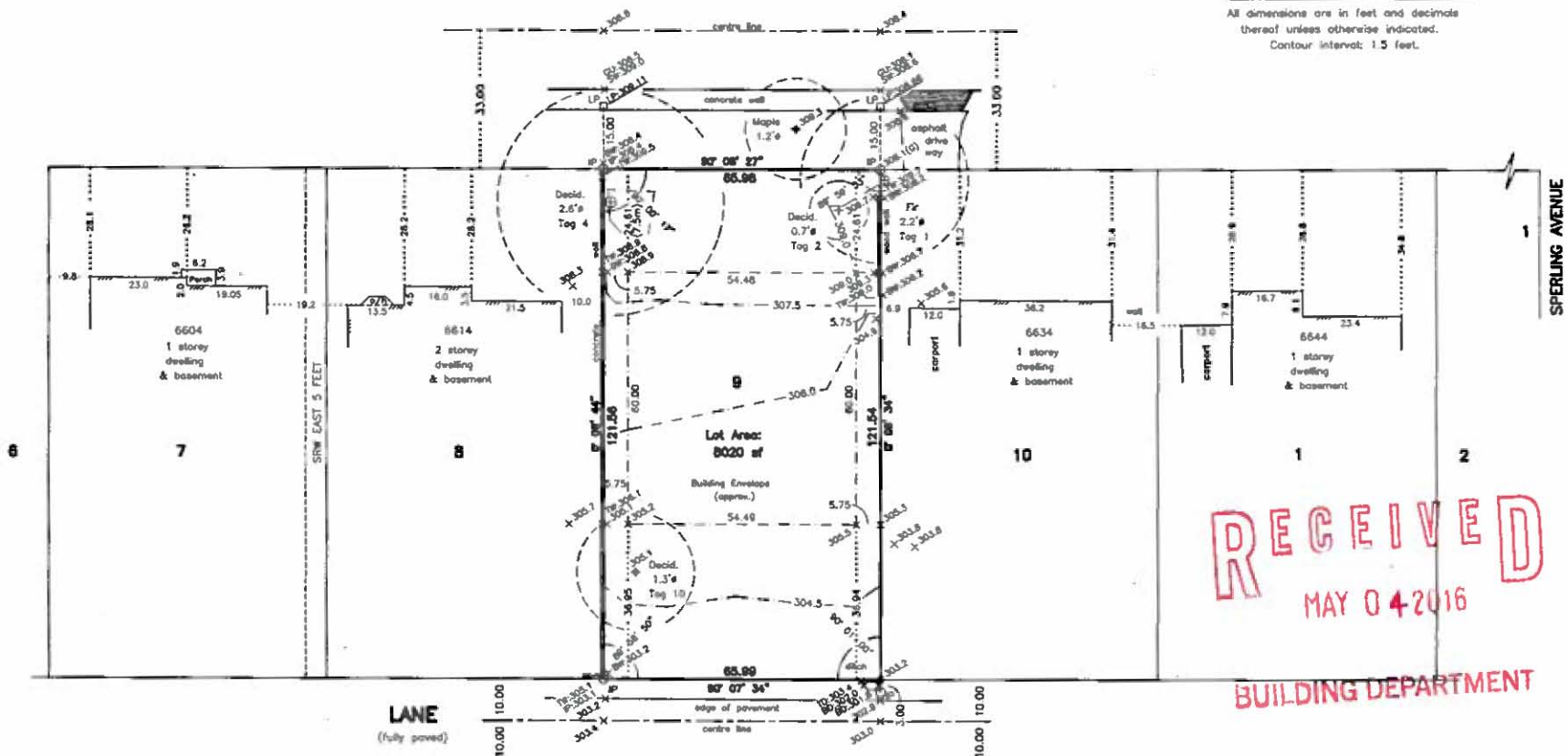
ZONING: R4

CHARLES STREET

SCALE: 1 INCH = 20 FEET

0 5 10 20 30 60

All dimensions are in feet and decimals thereof unless otherwise indicated.
Contour interval: 1.5 feet.



RECEIVED
MAY 04 2016

BUILDING DEPARTMENT

LEGEND:

- IP: iron post
- LP: lead plug
- SW: top of sidewalk
- GU: gutter
- TW: top of wall
- BW: bottom of wall
- TD: top of ditch
- BD: bottom of ditch
- (G): ground elevation
- Decid: deciduous
- conc: concrete
- FYA: front yard average
- sf: square feet
- φ: diameter

CERTIFIED CORRECT:
Lot dimensions are correct according to ground survey.

BCLS

February 23, 2015.

FILE:TF-4752

PRO: 012-701-238

NOTE:

Elevations shown are based on Geodetic Datum.
Bench Mark: Control Monument 77H6856 located at the centre of Kitcheener Street in front of house 6605.
B.M. Elevation = 298.46 feet.
(90.971 metres).

SETBACK OF ADJACENT DWELLINGS				
HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE	
6604	7	28.1	28.58	
6614	8	28.2		
6634	10	31.2		
6644	1	28.8	24.61	
TOTAL:		114.3		

NOTE

All trees have been plotted in accordance with Burnaby Tree Bylaw 1996.

NOTE:

The building envelope shown is only our interpretation of the City of Burnaby building bylaws. The size and location of the building envelope must be confirmed by the City Planning Department prior to any design work. Failure to do so will place sole responsibility for the design onto the house designer.

NOTE

For construction, use lead plugs in sidewalk or City survey monument only for elevation control.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: (604) 294-8881
Fax: (604) 294-0625
150059 FB918 P107-109
R-7538 R-7840 SU-2717
Drawn by: TB