



## 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 Beverly Kitasaka & Daniel Piskacek  
Mailing Address 5469 Keith St.  
City/Town Burnaby Postal Code V5J 3C4  
Phone Number(s) (H) 604-437-5578 (C) 604-516-9978 - Dan  
Email bkitasaka@gmail.com  
Preferred method of contact: ☒ email ☐ phone ☐ mail

#### Property

Name of Owner Beverly Kitasaka & Daniel Piskacek  
Civic Address of Property 5469 Keith St.  
Burnaby, BC V5J 3C4

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# 6229

#### 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

Beverly Kitasaka & Daniel Piskacek  
5469 Keith St  
Burnaby, BC V5J 3C4

May 9, 2016

Board of Variance  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Members of the Board of Variance:

Due to the sloping nature of our property, we would like to request variances on our plans to build our new home.

We currently reside at 5469 Keith Street and have submitted plans to rebuild a new home on our current property. We are located in the South Slope area of Burnaby, one block north of Marine Drive and Royal Oak. Our property is located on a steep slope and requires special consideration when planning a new home construction.

There are three variances we would like to request:

1. Height of retaining wall in the back yard
2. Height of detached garage located in the back
3. Distance between the house and garage

These variances would allow us to keep a decent sized back yard. Preserving a natural outdoor space is important to our family. If we had to put in several shorter retaining walls, it would leave us little space in the back yard. We would also like to have a double car garage – however we have been told that by doing this, the garage would be too close to the house by 7 inches. This house we are building is intended as our long term family home. We would like to have enough parking for when our kids start driving their own cars. Our house has been designed to not be at maximum size with the hope that we could retain the outdoor living space and have room for a garage.

We have made great efforts to design a livable family home on our steeply sloped lot. We hope you agree that our request for the above variances is reasonable and would greatly appreciate you granting our request.

Sincerely,

The block contains two handwritten signatures in black ink. The signature on the left is 'B. Kitasaka' and the signature on the right is 'D. Piskacek'.

Beverly Kitasaka & Daniel Piskacek



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> May 9, 2016	<b>DEADLINE:</b> 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>	
<b>NAME OF APPLICANT:</b> Beverly Kitasaka & Daniel Piskacek			
<b>ADDRESS OF APPLICANT:</b> 5739 Hyde Street, Burnaby, BC, V5G 4C6			
<b>TELEPHONE:</b> 604.437.5578			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling w/ Detached Garage			
<b>ADDRESS:</b> 5469 Keith Street			
<b>LEGAL:</b>	<b>LOT:</b> N	<b>DL:</b> 158	<b>PLAN:</b> 14508

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) R2 [6.3.1; 6.6(2)(a); 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 relaxations are being requested.

- 1) The distance between the principal building and the detached garage is 14.22 feet where a minimum distance of 14.8 feet is required.
- 2) The accessory building height will be 21.28' feet where the maximum building height of 15.1 feet is permitted. The building height is measured from the average grade which is 144.85 feet.
- 3) The relaxation of 6.14(5)(b) of the zoning by-law which, if permitted, will allow for the construction of a retaining wall at the rear of the lot with varying heights up to a maximum of 11.7 feet where the maximum permitted height is 5.91'.

*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.*

MS

Peter Kushnir  
Deputy Chief Building Inspector











POSTING PLAN OF LOT "N" DISTRICT LOT 158  
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14508

Pursuant to Section 68 of the Land Title Act  
B.C.G.S. 92C.026



The intended plot size of this plan is 560 width by 432 in height  
(C size) when plotted at a scale of 1:750

Legend:

- - Control Monument Found
- ⊙ - Standard Concrete Post Found
- - Standard Iron Post Found
- - Lead Plug Found
- - Standard Iron Post Placed
- - Lead Plug Placed
- PP - Posting Plan
- NF - Nothing Found
- MF - Meters

Integrated Survey Area No.25  
City Of Burnaby  
NAD83 (CSPS) 4.0.0.BC.1.GVRD

This Plan shows horizontal ground-truth distances unless otherwise specified. To compute grid distances, multiply ground-truth distances by the average combined factor of 0.9995861 which has been derived from geodetic control monuments 87N1229 and 87N1270.

Grid bearings are derived from observations between geodetic control monuments 87N1229 and 87N1270.

Note:

This plan shows one or more adjacent posts which are not along the production of property boundary unless otherwise stated.

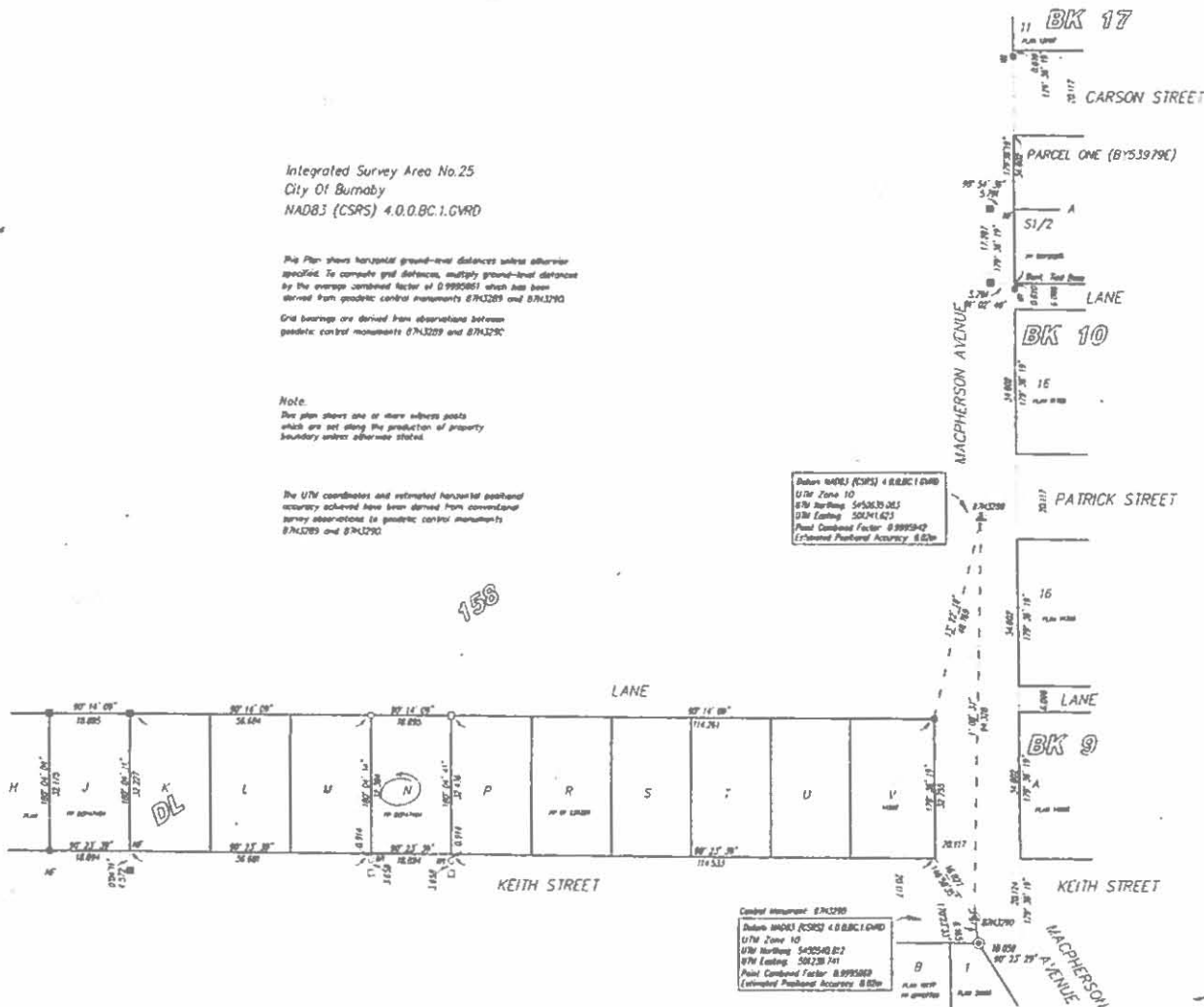
Note:

Some posts and lines have been suppressed for clarity.

The UTM coordinates and estimated horizontal positional accuracy achieved have been derived from conventional survey observations to geodetic control monuments 87N1229 and 87N1270.

Station 84081 (CSPS) 4.0.0.BC.1.GVRD  
UTM Zone 10  
UTM Northing: 542615.261  
UTM Easting: 502711.621  
Point Combined Factor: 0.9995861  
Estimated Horizontal Accuracy: 0.82m

Control Monument 87N1270  
Station 84081 (CSPS) 4.0.0.BC.1.GVRD  
UTM Zone 10  
UTM Northing: 542615.261  
UTM Easting: 502711.621  
Point Combined Factor: 0.9995861  
Estimated Horizontal Accuracy: 0.82m



PLAN EPP49726

RECEIVED  
FEB 16 2016  
PLANNING DEPARTMENT

This Plan Lies Within The Greater Vancouver Regional District

The field survey represented by this plan was completed on the 3rd day of March, 2015  
Loring Tuck, BCLS #819

As requested by the City of Burnaby, this plan was reprojected and was produced to the City of Burnaby on the 8th day of January, 2016.

# TOPOGRAPHICAL PLAN OF LOT "N" DISTRICT LOT 158 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14508

PID: 009-966-161

Civic Address: 5469 Keith Street,  
City of Burnaby

Note: Cross pursuant to by law 1996 are shown

Revisions: Notes:

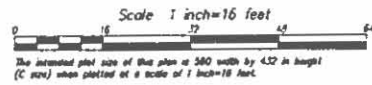
Deviations Are Geomatic

Referenced To Monument B743280

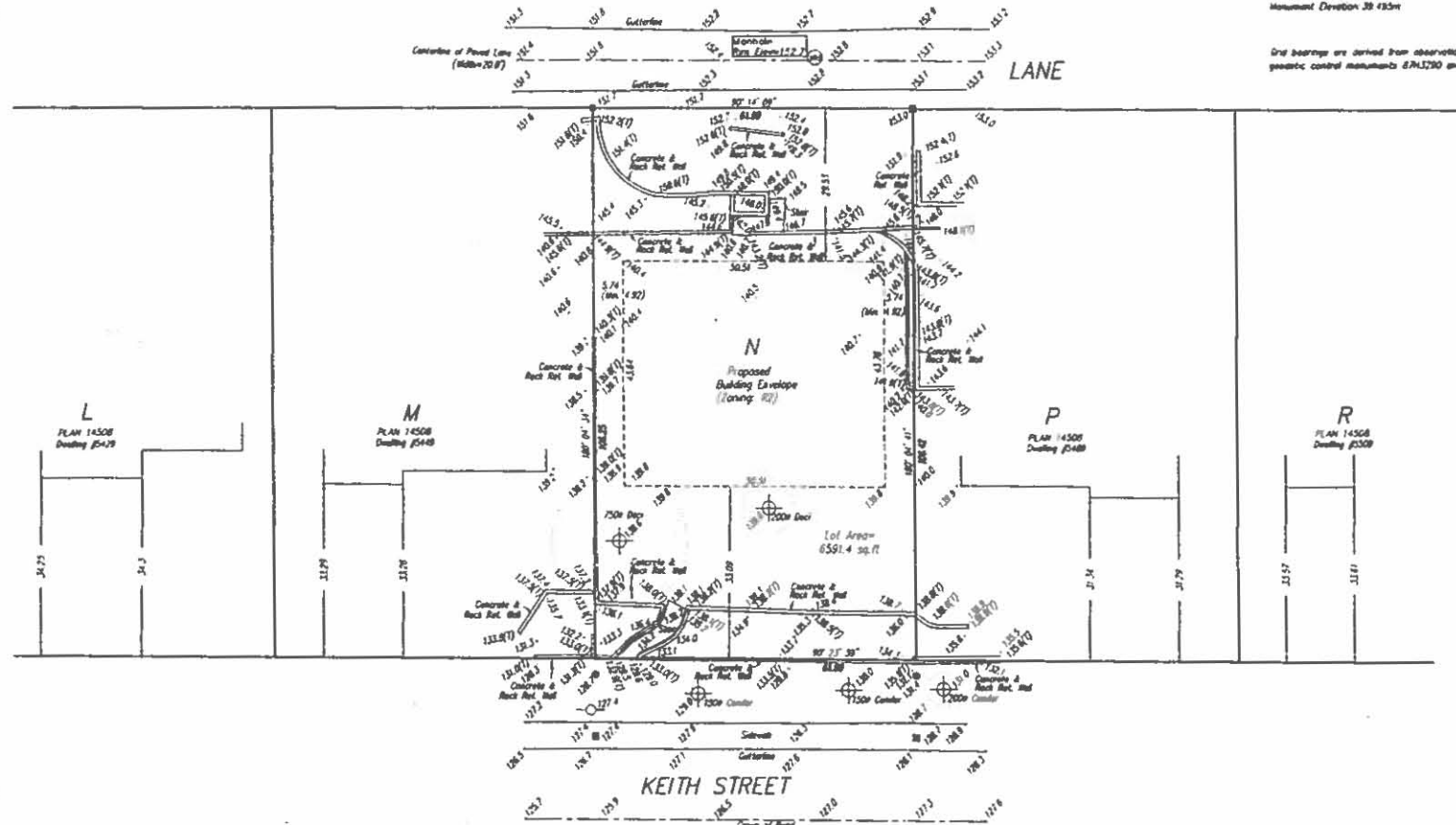
Monument Deviation 39.435m

Grid bearings are derived from observations between  
geomatic control monuments B743280 and B743288

RECEIVED  
FEB 16 2015



All Distances And Elevation Are in Feet And Decimals  
Turned Unless Otherwise Stated.



## Legend:

- - Standard iron Post
- - Lead Plug
- ⊕ - Iron (diameter in mm and Spacing)  
250m Center
- - Power Pole
- ⊙ - Manhole

Surf:  
T - Deviation of top of soil

## Notes:

Information shown herein is for municipal purposes only and  
is for the exclusive use of the owner.  
All rights reserved. No person may copy, reproduce,  
transmit, alter, distribute, or store copies of this document  
in whole or in part without the prior written consent  
of the undersigned.

Building envelope shown is only approximate.  
For interpretation of City Building Bylaws  
please contact Planning Department for final  
building envelope when required.

## Zoning-R2

### Setbacks

Lot	Front	Address
L	34.25	5429
M	31.76	5449
P	31.29	5489
R	33.57	5509

Average = 33.09

This is certified correct and is valid only with respect  
to the improvements as shown herein and located on  
the 3rd day of March, 2015  
Re-inspection on the 8th day of January, 2016

LEUNG YUAN

This Document is Not Valid Unless  
Originally Signed And Sealed