



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 CHATRANJAN AND SURINDER SARAN
Mailing Address 4319 PORTLAND ST
City/Town BURNABY Postal Code V5J 2N5
Phone Number(s) (H) 604-430-5127 (C) 604-512-8504
Email DSARAN49@GMAIL.COM
Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner CHATRANJAN AND SURINDER SARAN
Civic Address of Property 5936 KEITH ST

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 31, 2016
Date

C.S. Saran - SK-Saran
Applicant Signature

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6233

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 31, 2016

To: City of Burnaby, Board of Variance

Property: 5936 Keith St Building Permit Application, Zone R2

Owner: Mr. Chatranjan Saran and Mrs. Surinder Saran

Request: Reduce Front Yard Setback by 6.3'

Dear Board of Variance Members,

Thank you for taking the time to listen to our dilemma.

My wife and I have been residents of Burnaby since 1994. After selling our home of over 20 years on 6407 Neville St, we purchased the property at 5936 Keith St to build our new home in the same neighborhood that we have grown to love and cherish over the last 20 years.

After purchasing our new property, we ordered the land survey and began preliminary drawings for a home that would best fit the site. When we obtained the completed survey of our lot, we noticed that the front yard setback requirement was further back than we were hoping to have.

The minimum required front yard setback is 24.6' for R2 zoning. Our front yard average worked out to be 43.91' which is a difference of 19.31' in relation to the minimum front yard setback required under R2 zoning.

Our property on 5936 Keith St is a corner lot with no neighboring home to the west of the property. Therefore, our front yard average was taken from the two neighboring homes to the east of our property. The cause of this great setback is our neighbor two houses to the east of our property would not be affected by our proposed new home location. This home two doors east from us is setback a few inches over 50'. This home is on a lot that is 200' deep. Whereas our lot and the immediate neighbor's to our east's lot is approximately 120 ft in length. Our neighbor's home to the immediate east of us is setback 37.61 ft, they are the ones that would be most affected by the construction of our new home on 5936 Keith St.

We have placed our new home at the exact same setback as our immediate neighbor's to our east in order not to block any possible view corridors and thought this would be a reasonable location.

If we would have to build our new home under the 43.91' setback currently required, this would leave our back yard to be only 18.09'ft deep on our lot which is 121' deep. The reduction of 6.3' in front yard setback we have requested would give us back yard of approximately 24.9' in depth which we feel is not an unreasonable request.

We are hoping that you can understand our dilemma and provide us with extra 6.3' we seek in our back yard.

Thank you for your time and consideration,

Sincerely,

Mr. Chatranjan Saran and Mrs. Surinder Saran

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: June 1, 2016	DEADLINE: June 14, 2016 for the July 7, 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: Chatranjan Saran			
ADDRESS OF APPLICANT: 4319 Portland St., Burnaby, V5J 2N5			
TELEPHONE: 604.512.8504			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 5936 Keith St			
LEGAL:	PARCEL "A" LOT: 13	DL: 159	PLAN: 1219

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 [102.8(1)]
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.

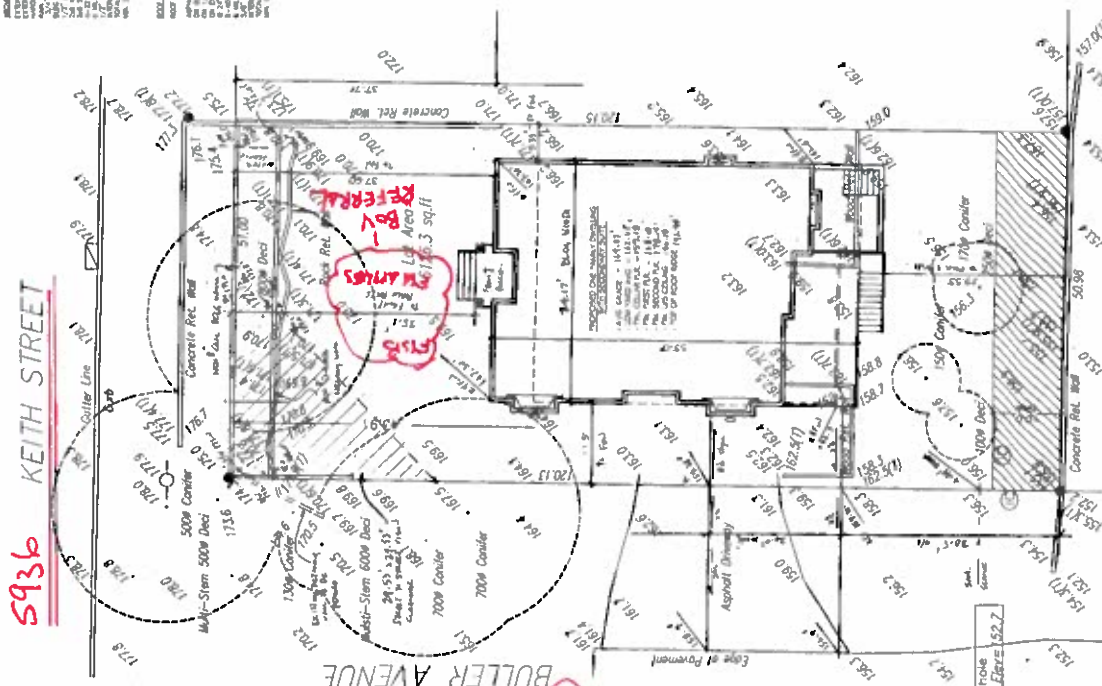
- 1) The front yard setback, to the porch post, will be 35.10 feet where a minimum front yard setback of 43.91 feet is required based on front yard averaging. The porch overhang projects 3.0 feet beyond the porch post.

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.

BHS

Peter Kushnir
Deputy Chief Building Inspector

NO.	LOT	UNIT DESCRIPTION	PRICE
1	101	UNIT 1	101.00
2	102	UNIT 2	102.00
3	103	UNIT 3	103.00
4	104	UNIT 4	104.00
5	105	UNIT 5	105.00
6	106	UNIT 6	106.00
7	107	UNIT 7	107.00
8	108	UNIT 8	108.00
9	109	UNIT 9	109.00
10	110	UNIT 10	110.00
11	111	UNIT 11	111.00
12	112	UNIT 12	112.00
13	113	UNIT 13	113.00
14	114	UNIT 14	114.00
15	115	UNIT 15	115.00
16	116	UNIT 16	116.00
17	117	UNIT 17	117.00
18	118	UNIT 18	118.00
19	119	UNIT 19	119.00
20	120	UNIT 20	120.00
21	121	UNIT 21	121.00
22	122	UNIT 22	122.00
23	123	UNIT 23	123.00
24	124	UNIT 24	124.00
25	125	UNIT 25	125.00
26	126	UNIT 26	126.00
27	127	UNIT 27	127.00
28	128	UNIT 28	128.00
29	129	UNIT 29	129.00
30	130	UNIT 30	130.00
31	131	UNIT 31	131.00
32	132	UNIT 32	132.00
33	133	UNIT 33	133.00
34	134	UNIT 34	134.00
35	135	UNIT 35	135.00
36	136	UNIT 36	136.00
37	137	UNIT 37	137.00
38	138	UNIT 38	138.00
39	139	UNIT 39	139.00
40	140	UNIT 40	140.00
41	141	UNIT 41	141.00
42	142	UNIT 42	142.00
43	143	UNIT 43	143.00
44	144	UNIT 44	144.00
45	145	UNIT 45	145.00
46	146	UNIT 46	146.00
47	147	UNIT 47	147.00
48	148	UNIT 48	148.00
49	149	UNIT 49	149.00
50	150	UNIT 50	150.00
51	151	UNIT 51	151.00
52	152	UNIT 52	152.00
53	153	UNIT 53	153.00
54	154	UNIT 54	154.00
55	155	UNIT 55	155.00
56	156	UNIT 56	156.00
57	157	UNIT 57	157.00
58	158	UNIT 58	158.00
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82	182	UNIT 82	182.00
83	183	UNIT 83	183.00
84	184	UNIT 84	184.00
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86	186	UNIT 86	186.00
87	187	UNIT 87	187.00
88	188	UNIT 88	188.00
89	1		



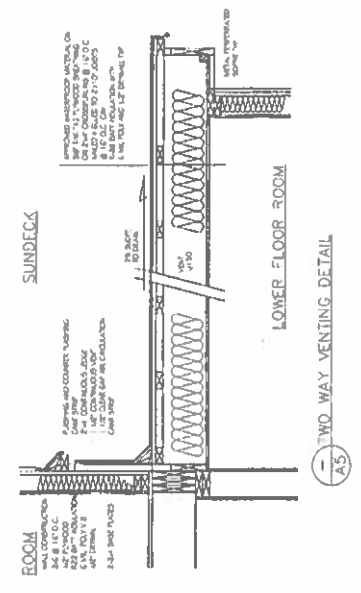
5936 KEITH STREET

22

[illegible][illegible]

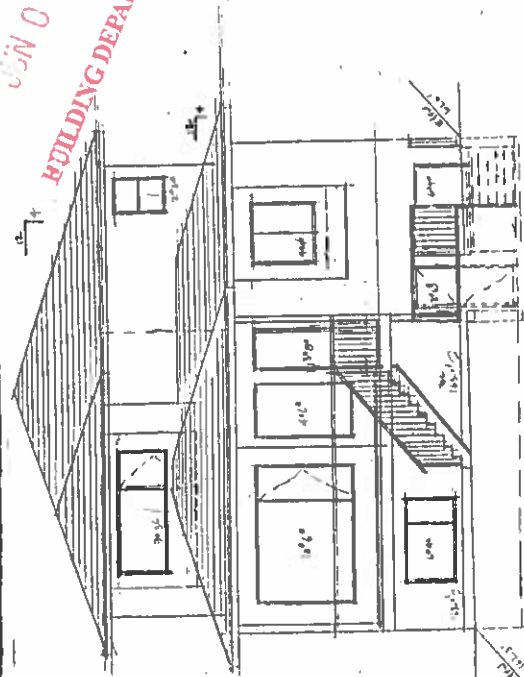
SINGLE FAMILY DWELLING
5936 KETH STREET
SITE PLAN
APPROVED
DRAWING NO. 5

BUILDING DEPARTMENT

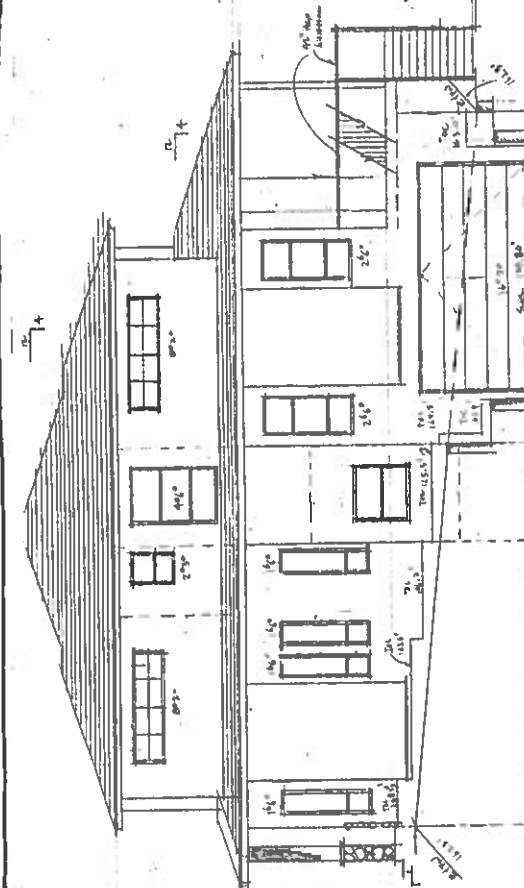


SINGLE FAMILY DWELLING		SECTION	
5936 KENTH STREET			
DATE	10/1/80	SCALE	1/4" = 1'-0"
DESIGNED BY	JACOB ROBERT	CHECKED BY	JACOB ROBERT
DRAWN BY	JACOB ROBERT	APPROVED BY	JACOB ROBERT
LACO Designs		2792 HAWES BL. VANCOUVER, B.C. V6K 2P9	

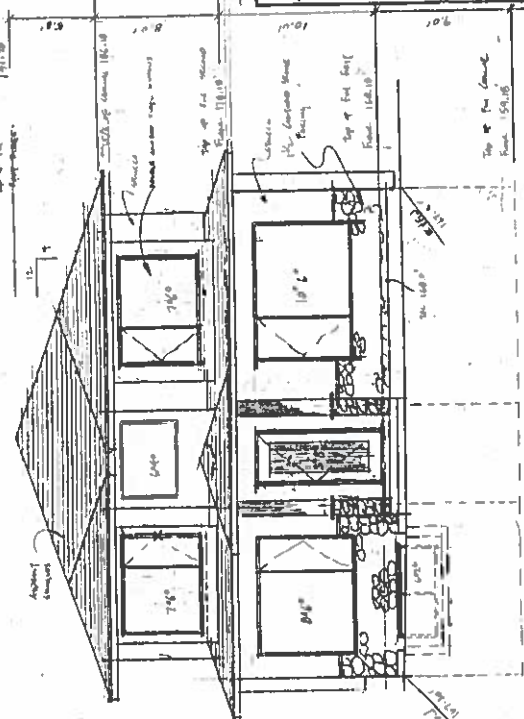
RECEIVED
JUN 01 2010
BUILDING DEPARTMENT



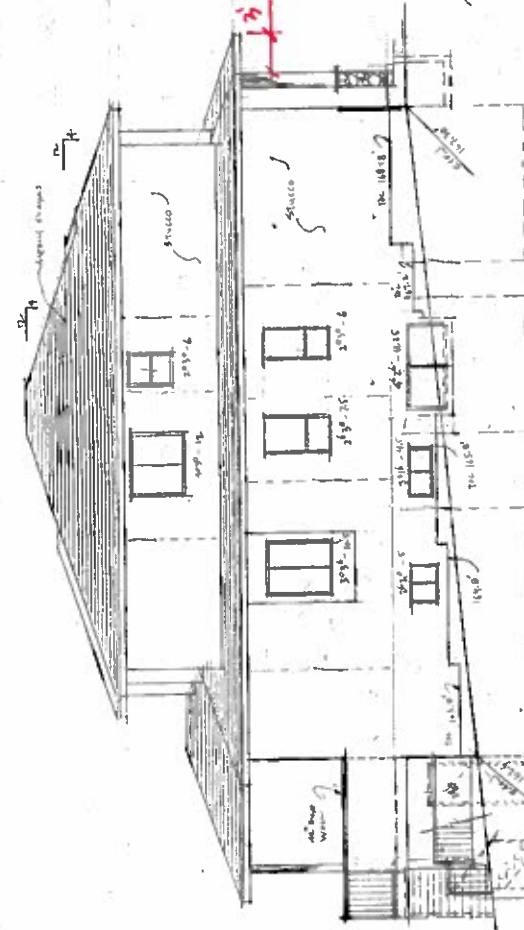
SOUTH ELEV.



WEST ELEV. (Facing Duxbury Ave.)



NORTH ELEV. (Facing Keith St.)



EAST ELEV.

**IACO
DESIGNS**

John Iacozzi
Architectural Firm
605-533-3333
www.iacodesigns.com

2795 KAMRIS BL.
VANDERBILT, NC
27687

SINGLE FAMILY DWELLING		ELEVATIONS	
DATE	JUN 01 2010	SCALE	1/8" = 1'-0"
PROJECT	3935 KATH STREET	BY	JAC
NO.	1	DATE	6/1/10

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. YD.	15.00	15.00
2	CONCRETE	1	SQ. YD.	15.00	15.00
3	BRICK	1	SQ. YD.	15.00	15.00
4	ROOFING	1	SQ. YD.	15.00	15.00
5	PAINTING	1	SQ. YD.	15.00	15.00
6	LANDSCAPING	1	SQ. YD.	15.00	15.00
7	STAIRS	1	SQ. YD.	15.00	15.00
8	WATER	1	SQ. YD.	15.00	15.00
9	SEWER	1	SQ. YD.	15.00	15.00
10	DRIVEWAY	1	SQ. YD.	15.00	15.00
11	PORCH	1	SQ. YD.	15.00	15.00
12	SCREENING	1	SQ. YD.	15.00	15.00
13	CEILING	1	SQ. YD.	15.00	15.00
14	FLOORING	1	SQ. YD.	15.00	15.00
15	WALLS	1	SQ. YD.	15.00	15.00
16	ROOF	1	SQ. YD.	15.00	15.00
17	FOUNDATION	1	SQ. YD.	15.00	15.00
18	CONCRETE	1	SQ. YD.	15.00	15.00
19	BRICK	1	SQ. YD.	15.00	15.00
20	ROOFING	1	SQ. YD.	15.00	15.00
21	PAINTING	1	SQ. YD.	15.00	15.00
22	LANDSCAPING	1	SQ. YD.	15.00	15.00
23	STAIRS	1	SQ. YD.	15.00	15.00
24	WATER	1	SQ. YD.	15.00	15.00
25	SEWER	1	SQ. YD.	15.00	15.00
26	DRIVEWAY	1	SQ. YD.	15.00	15.00
27	PORCH	1	SQ. YD.	15.00	15.00
28	SCREENING	1	SQ. YD.	15.00	15.00
29	CEILING	1	SQ. YD.	15.00	15.00
30	FLOORING	1	SQ. YD.	15.00	15.00
31	WALLS	1	SQ. YD.	15.00	15.00
32	ROOF	1	SQ. YD.	15.00	15.00
33	FOUNDATION	1	SQ. YD.	15.00	15.00
34	CONCRETE	1	SQ. YD.	15.00	15.00
35	BRICK	1	SQ. YD.	15.00	15.00
36	ROOFING	1	SQ. YD.	15.00	15.00
37	PAINTING	1	SQ. YD.	15.00	15.00
38	LANDSCAPING	1	SQ. YD.	15.00	15.00
39	STAIRS	1	SQ. YD.	15.00	15.00
40	WATER	1	SQ. YD.	15.00	15.00
41	SEWER	1	SQ. YD.	15.00	15.00
42	DRIVEWAY	1	SQ. YD.	15.00	15.00
43	PORCH	1	SQ. YD.	15.00	15.00
44	SCREENING	1	SQ. YD.	15.00	15.00
45	CEILING	1	SQ. YD.	15.00	15.00
46	FLOORING	1	SQ. YD.	15.00	15.00
47	WALLS	1	SQ. YD.	15.00	15.00
48	ROOF	1	SQ. YD.	15.00	15.00
49	FOUNDATION	1	SQ. YD.	15.00	15.00
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65	FOUNDATION	1	SQ. YD.	15.00	15.00
66	CONCRETE	1	SQ. YD.	15.00	15.00
67	BRICK	1	SQ. YD.	15.00	15.00
68	ROOFING	1	SQ. YD.	15.00	15.00
69	PAINTING	1	SQ. YD.	15.00	15.00
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71	STAIRS	1	SQ. YD.	15.00	15.00
72	WATER	1	SQ. YD.	15.00	15.00
73	SEWER	1	SQ. YD.	15.00	15.00
74	DRIVEWAY	1	SQ. YD.	15.00	15.00
75	PORCH	1	SQ. YD.	15.00	15.00
76	SCREENING	1	SQ. YD.	15.00	15.00
77	CEILING	1	SQ. YD.	15.00	15.00
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86	LANDSCAPING	1	SQ. YD.	15.00	15.00
87	STAIRS	1	SQ. YD.	15.00	15.00
88	WATER	1	SQ. YD.	15.00	15.00
89	SEWER	1	SQ. YD.	15.00	15.00
90	DRIVEWAY	1	SQ. YD.	15.00	15.00
91	PORCH	1	SQ. YD.	15.00	15.00
92	SCREENING	1	SQ. YD.	15.00	15.00
93	CEILING	1	SQ. YD.	15.00	15.00
94	FLOORING	1	SQ. YD.	15.00	15.00
95	WALLS	1	SQ. YD.	15.00	15.00
96	ROOF	1	SQ. YD.	15.00	15.00
97	FOUNDATION	1	SQ. YD.	15.00	15.00
98	CONCRETE	1	SQ. YD.	15.00	15.00
99	BRICK	1	SQ. YD.	15.00	15.00
100	ROOFING	1	SQ. YD.	15.00	15.00

TOPOGRAPHICAL PLAN OF PARCEL "A" (REFERENCE PLAN 14396) LOT 13 DL 159 GROUP 1 NWD PLAN 1219

PO: 012-045-683
Civic Address: 5936 Keith Street,
City of Burnaby

Note: Trees pursuant to by law from 1995 are shown

Scale 1 inch=16 feet

The intended plot size of this plan is 560' wide by 432' in height.
([C] area) shown plotted at a scale of 1 inch=16 feet.

All Distances And Elevations Are In Feet And Decimals
Thereof Unless Otherwise Stated.

Monopole
Rm. Elev. 178.7

Monopole
Rm. Elev. 178.9

KEITH STREET

BULLER AVENUE

Legend:

- Standard Iron Post
- Tree (diameter in mm)
- 250' Center (and Spaces)
- Monopole
- Catch Basin (Square)
- Power Pole
- Water Valve
- Inspection Chamber

Surf.
T = Direction of top of soil

Lot	Front	Address
B	37.61	5945
14	50.21	5956

Average = 43.91

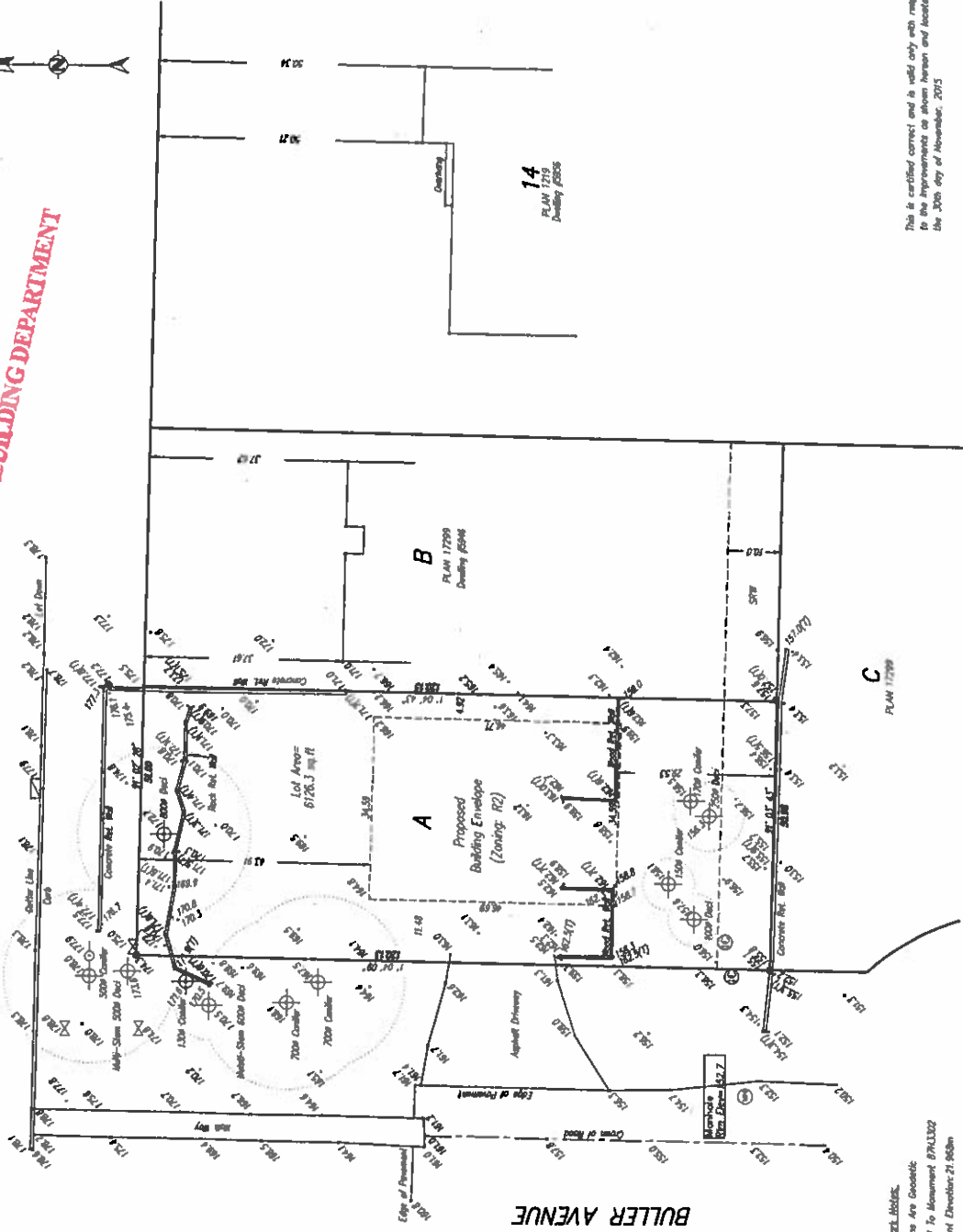
Notes:
Information shown hereon is for municipal purposes only and
is for the exclusive use of the owner.
All rights reserved. No person may copy, reproduce,
transmit, alter, distribute, or store copies of this document
in whole or in part without the prior written consent
of the undersigned.

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

Boundaries: All
Elevations are Goodrich
Referenced to Monument BPA13302
Monument Elevation: 21.96m

Grid bearings are derived from observations between
public control monuments BPA13302 and 306.

RECEIVED
JUN 01 2016
BUILDING DEPARTMENT



This is certified correct and is valid only with respect
to the information on this plan and is not to be used
for any other purpose without the consent of the
City of Burnaby, 2015

CAUTION: This
Document is Not Valid Unless
Originally Signed And Sealed