



# 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 JATINDER PAL SINGH GILL

Mailing Address 211-12877-76 AVE.

City/Town SURREY Postal Code V3W 1E6

Phone Number(s) (H) \_\_\_\_\_ (C) 604-763-7068

Email gilldrafting@yahoo.ca

Preferred method of contact:  email  phone  mail

### Property

Name of Owner 1072218 BC Ltd.

Civic Address of Property 4935 - GEORGIA ST.  
4937  
BURNABY, BC

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 July 11/2016

Applicant Signature [Signature]

### Office Use Only

Appeal Date 2016 August 04 Appeal Number BV# 6239

- 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**

## Hardship Letter for 4935 - Georgia Street, Burnaby

*Date: 11 July 2016*

To The Board of Variance Department, City of Burnaby

Subject: Application for the Setback Relaxation in Rear Yard and between the Detached Garage and the Principal Building

Dear Sir/Madam,

I want to put in a request for relaxation in the rear yard. There is a corner cut on the North-west corner of the lot, therefore, we cannot build the house in the allowable setback as per the minimum average front yard setback is 41.43' given by the surveyor. Approximately 13'-10" x 13'-10" corner of the Principal building is encroaching in the min. required rear setback. I want to apply for the relaxation of this encroachment in the North-West corner (rear left corner) of the principal building. The details are given on the site plan attached with the application.

The second request is to reduce the minimum required setback between the principal building and the accessory building of 14.8' to 8.4' (a relaxation of 6.5') as the minimum required front yard setback of 41.43' does not allow for us to accommodate the detached garage at rear with excess from the back lane.

I thank you kindly for your time and consideration. It is greatly appreciated.

Regards,



Jatinderpal Singh Gill  
*Symbolic Construction Group Ltd.*  
#211-12877 76 Ave  
604-763-7068



**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> July 12, 2016		<b>DEADLINE:</b> July 12, 2016 for the August 4, 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> Jatinderpal Gill				
<b>ADDRESS OF APPLICANT:</b> 211-12877 76 <sup>th</sup> Avenue, Surrey B.C., V3W 1E6				
<b>TELEPHONE:</b> 604-763-7068				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New Two Family Dwelling				
<b>ADDRESS:</b> 4935 / 4937 Georgia Street				
<b>LEGAL:</b>	<b>LOTS:</b> D	<b>DL:</b> 127	<b>PLAN:</b> 16140	

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 [6.3.1; 104.11]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new two family dwelling. The following relaxations are being requested.

- 1) The distance between the principal building and the detached garage is 8.39 feet where a minimum distance of 14.8 feet is required.
- 2) The rear yard setback will be 19.33 feet to the foundation where a minimum rear yard setback of 29.5 feet is required.

*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.*

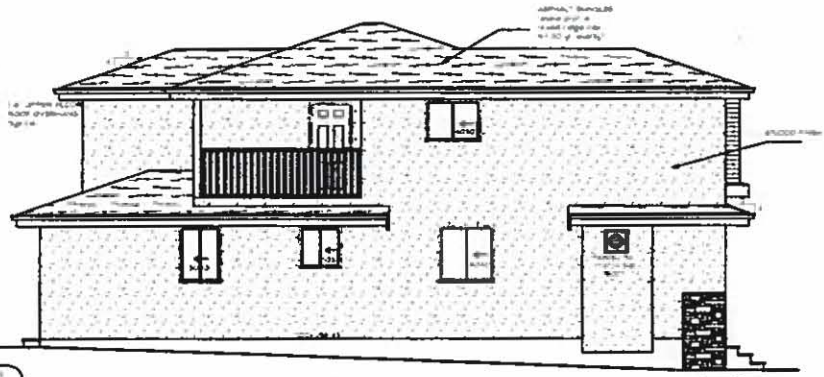
DS



Peter Kushnir  
Deputy Chief Building Inspector

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JUN 14 2016

BUILDING DEPARTMENT



LEFT (WEST) ELEVATION



FRONT (SOUTH) ELEVATION



RIGHT (EAST) ELEVATION

TOTAL WALL AREA: 662.00 SQ FT.  
PERCENTAGE AREA OF WINDOW OPENING: 8.00%  
WINDOW OPENING ALLOWED: 53.00 SQ FT.  
WINDOW OPENING PROPOSED: 49.00 SQ FT.



REAR (NORTH) ELEVATION

PROPOSED RESIDENCE for RBH HOLDINGS LTD. (604-518-8641)  
ON 4935 GEORGIA STREET, BURNABY, B.C.

This drawing/design is the exclusive property of  
SIMPLEX HOME DESIGN Inc. nobody is authorized to use  
it or reproduce this drawing without the written approval  
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SCALE: 1/4" = 1'-0"  
DATE: FEB 5, 2016

PLAN: 10-4-E-50-10  
DRAWING BY:

4 **simplex** home design  
4935 GEORGIA STREET, BURNABY, B.C. V5C 2G1  
TEL: 604-518-8641





**TOPOGRAPHICAL PLAN OF LOT "D" DISTRICT LOT 127  
GROUP 1 NWD PLAN 16140**



The finished plot size of this plan is 360' width by 432' in height. (C-360) also identified at a scale of 1 inch=16 feet.

All Distances And Elevations Are in Feet And Decimals  
Feet/Unless Otherwise Stated.

- Legend:**
- Standard Fire Post
  - Leaf Plug
  - ⊕ Tree (diameter in mm 250' Center and Spacing)
  - ⊖ Manhole
  - ⊕ Catch Basin (Square)
  - ⊖ Catch Basin (Round)
  - ⊕ Lamp Standard

**Symbol:**  
T - Division of top of wall

Zoning R4  
Setbacks

Leaf	Front	Address
BCS816	41.43	4955
F	41.43	4965

Average = 41.43

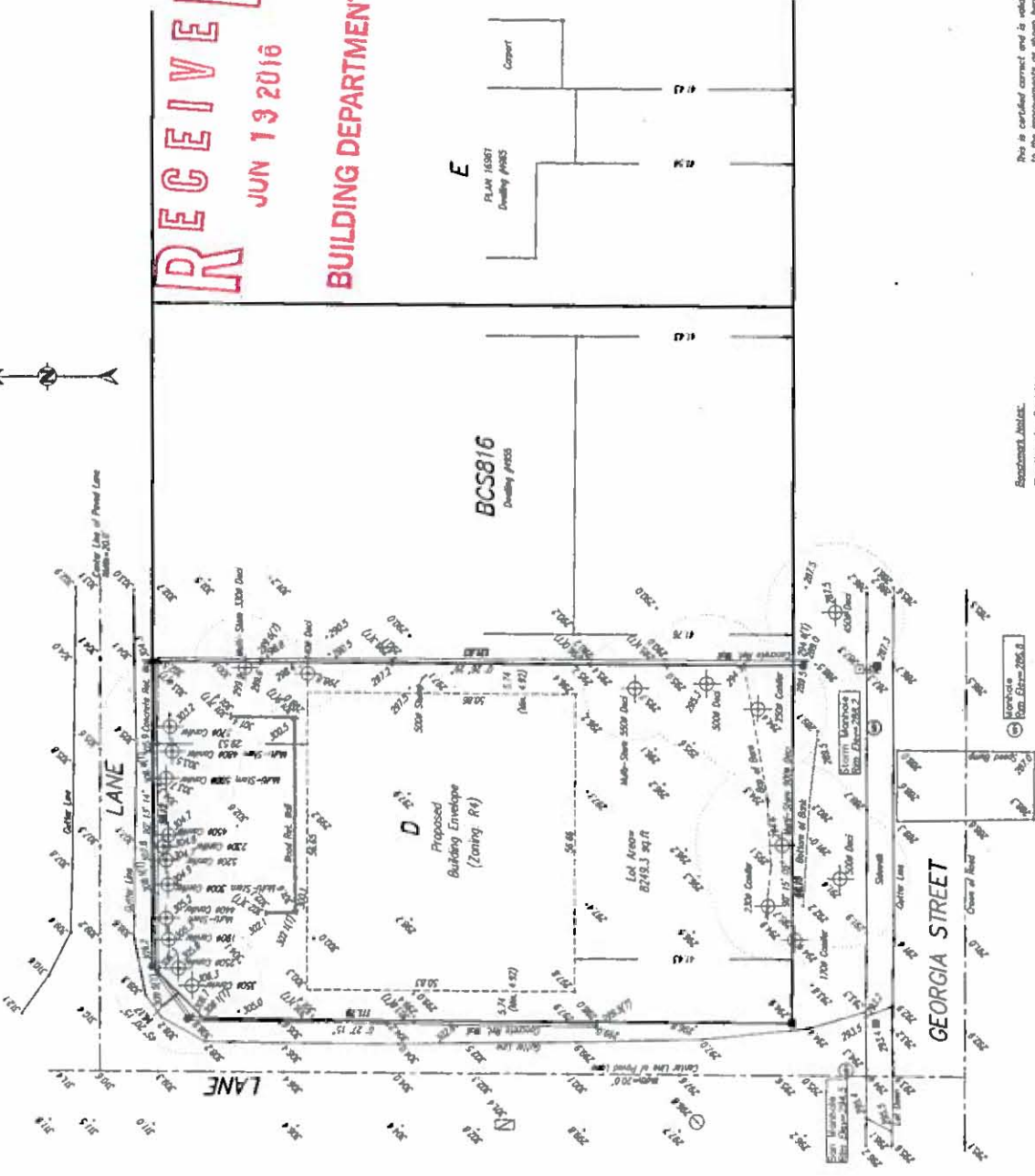
**NOTES:**  
Information shown herein is for municipal purposes only and is for the exclusive use of the owner.  
All rights reserved. No person may copy, reproduce, transmit, offer, distribute, or show copies of this document in whole or in part without the prior written consent of the undersigned.  
Building envelope shown is only approximate for interpretation of City Building Bylaws please consult Planning Department for final building envelope when required.

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Always Land Surveying LLC, 2001-2010 Smith Avenue, Burnsville, MN 55305  
Tel: (651) 832-3299 Email: Address: ryan@alwayslandsurveying.com

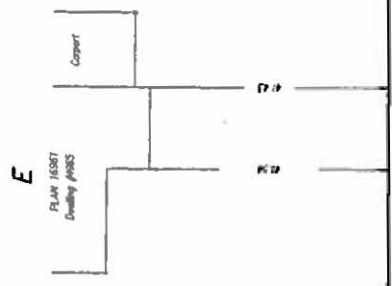
PD: 010-143-211  
City Address: 4915 Georgia Street,  
City of Burnaby

Note: These pursuant to by the law 1996 are shown



**RECEIVED**  
JUN 13 2016

**BUILDING DEPARTMENT**



**BCS816**  
Doubly #985

This is certified correct and is valid only with respect to the improvements as shown herein and located on the 75th day of December, 2012

Registered Licens. Elevations Are Geoidic Referred To Monument 7796822 Monument Elevation 85.755m

ELMS TUM  
This Document is Not Valid Unless Oppositely Signed And Sealed

Grid bearings are derived from observations between public control monuments 7796822 and 311. Monument Elevation 85.755m

7th Ed. 87/93-10/0