



# 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 MIKEL IULIANO

Mailing Address 2080 CASSIAR ST.

City/Town VANCOUVER Postal Code V5M 3W7

Phone Number(s) (H) \_\_\_\_\_ (C) 604 626 5735

Email mikeiuliano@hotmail.com

Preferred method of contact:  email  phone  mail

### Property

Name of Owner MIKE IULIANO / ISABELLA IULIANO

Civic Address of Property 1484 DOUGLAS ROAD, BURNABY.  
V5C 5A2.

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 5<sup>TH</sup> /16.

Applicant Signature [Signature]

### Office Use Only

Appeal Date 2016 August 4 Appeal Number BV# 6240

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

# **Mikel Iuliano**

*2080 Cassiar Street, Vancouver British Columbia, V5M 3W7  
Phone: 604-626-5735 Email: [mikeiuliano@hotmail.com](mailto:mikeiuliano@hotmail.com)*

Date: Monday July 4<sup>th</sup>, 2016

Dear Burnaby Board of Variance:

In regards to 1484 Douglas Road, Burnaby British Columbia, V5C 5A2;  
Minimum allowed front yard (facing Douglas Road) by law is 19.7 feet.

We are proposing for 10 feet top of foundation and 8 feet 2 inches to the front porch post. Side yard minimum by law is 4.9 feet. We are proposing 5 feet 10 inches on the east side and 6 feet 7 inches on the north side. The north side could be considered a backyard. The minimum setback is 24.6 feet. We are proposing a setback of 6 feet 7 inches. By law house depth is 50% of lot depth. We are more because of the irregular shape and size, it is difficult to meet the required depth.

The reason we are asking for this relaxation to the setbacks and depth is the hardships due to the shape and size of the irregular property with no lane access. It is hard to determine which is the rear side.

As shown in the last page provided, near by properties have similar issues. Furthermore, the existing house is even closer to Douglas Road and this can clearly be seen on the aerial view with the proposed outline of the house.  
Thank you for your consideration.

Sincerely,

Mikel Iuliano  
Property Owner



**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> July 5, 2016		<b>DEADLINE:</b> July 7, 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> Monika Amini				
<b>ADDRESS OF APPLICANT:</b> 251 Delta Ave, Burnaby B.C. V5B 3C6				
<b>TELEPHONE:</b> 604.339.3165				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New Single Family Dwelling With Attached Garage				
<b>ADDRESS:</b> 1484 Douglas Road				
<b>LEGAL:</b>	<b>LOT:</b> 14	<b>DL:</b> 117	<b>PLAN:</b> NWP1222	

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) R5 105.8(1); 105.9; 105.11**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling with attached garage. The following relaxations are being requested:

- 1) The depth of the principal building will be 59.0 feet where a maximum depth of 33.5 feet is permitted.
- 2) The front yard setback will be 8.17 feet to the posts where a minimum front yard setback of 19.7 feet is required. The roof overhang will be 2.0 feet beyond the post.
- 3) The rear yard setback will be 6.58 feet to the post where a minimum rear yard setback of 24.6 feet is required. The roof overhang will be 2.0 feet beyond the 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.*

IY

*fo* Peter Kushnir  
Deputy Chief Building Inspector





THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE CITY OF VANCOUVER'S ZONING BY-LAW AND ALL APPLICABLE REGULATIONS AND ORDINANCES. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BY-LAW AND ALL APPLICABLE REGULATIONS AND ORDINANCES. NO WORK SHALL BE PERMITTED TO BE DONE WITHOUT THE NECESSARY PERMITS FROM THE CITY OF VANCOUVER.

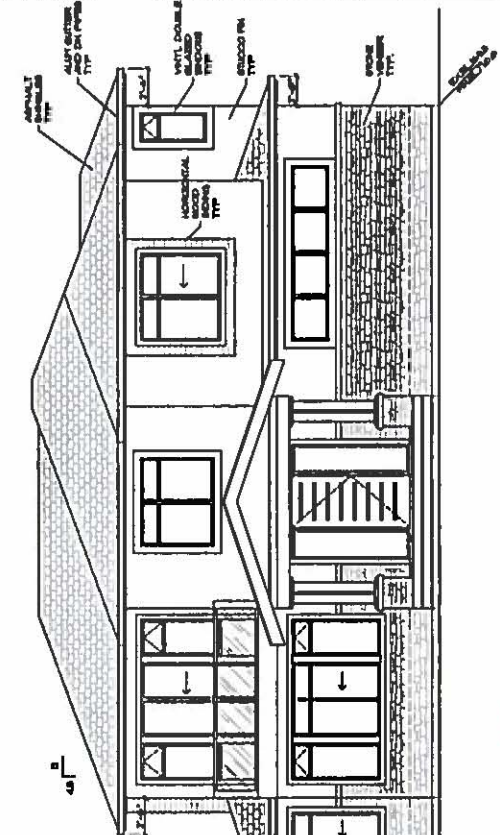
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**A**miniDESIGNS  
 604-339-3165  
 aminidesigns@yahoo.ca

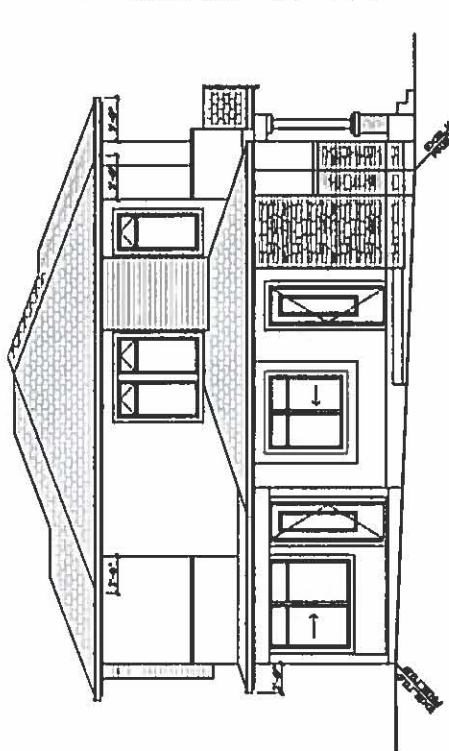
FOR MR MILILIANO  
 AT 1484 DOUGLAS RD  
 BURNABY, BC

PROPOSED RESIDENCE  
 ELEVATIONS

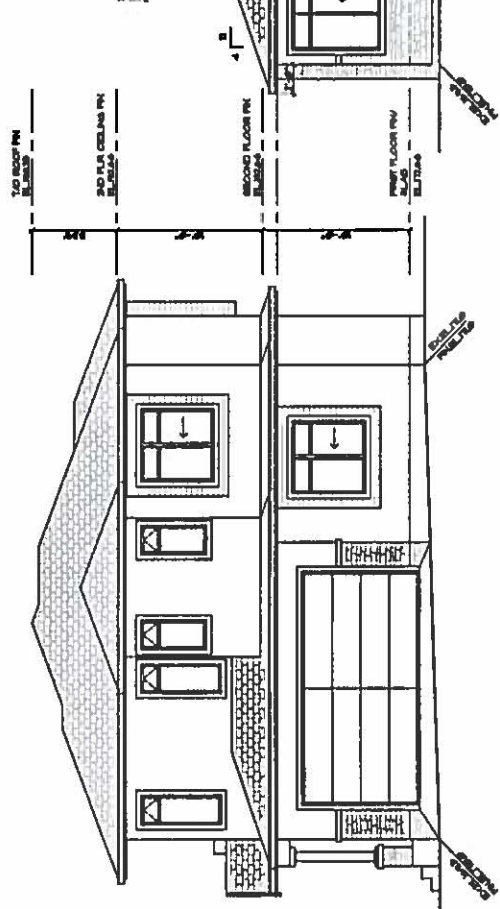
5 OF 5  
 SCALE AS SHOWN  
 DATE 7/14/16



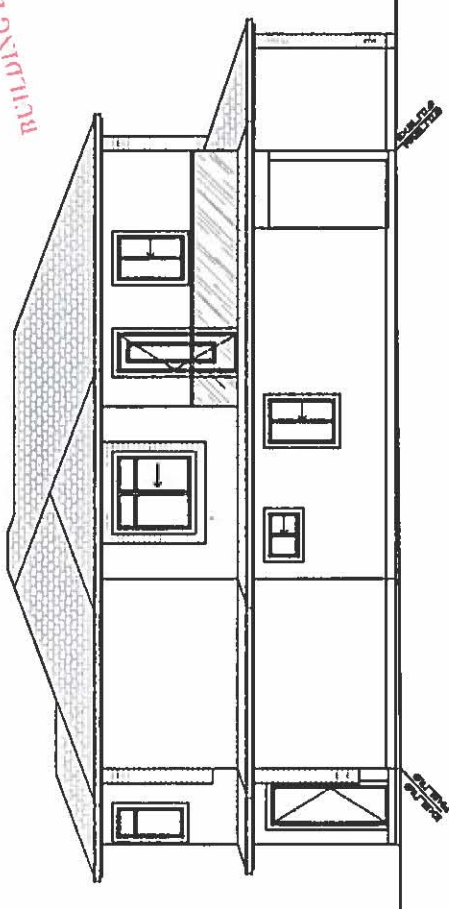
**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"

**RECEIVED**  
 JUL 05 2016  
 BUILDING DEPARTMENT

LET THE OWNER OF THIS PROJECT BE ADVISED THAT ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BY-LAW AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

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