



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 DAVID SARRAF
Mailing Address ~~4506TH~~ 1955 West 4th Ave
City/Town VANCOUVER Postal Code V6J 1M7
Phone Number(s) (H) _____ (C) 604-816-0169
Email dkITCHENCORNER @.gmail.com
Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner ~~DAVID SARRAF~~ 4506TH BC LTD
Civic Address of Property ~~7709 6th Street, Burnaby~~
7876 13TH AVE

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

SEP 11 / 2016

Applicant Signature

[Signature]

Office Use Only

Appeal Date _____

Appeal Number BV# _____

Required Documents:

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

CITY OF BURNABY

SEP 01 2016

CLERK'S OFFICE

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



David Sarraf <dkitchencorner@gmail.com>

Letter of Hardship re 7709 6th street or 7876 13th avenue Burnaby , Bc

1 message

David <dkitchencorner@gmail.com>

Thu, Sep 1, 2016 at 11:47 AM

To: 450617 Bc Ltd <dkitchencorner@gmail.com>

Attention: Board of Variance

Dear Members of the Board

I am writing this letter to express my hardship regarding this building.

We purchased this building on on October 19 2015 10 months ago.

This building was in very bad shape.

Roof leaking, no parking, back yard is a mess, bad peoples that doing drugs living there.
Garbage everywhere.

The worst was 7709 6th street

Which was an a 2 bedroom apartment.

7 peoples were living there, the tenant built cages with
wood and padlocks on the doors for peoples to live there.

The place was sick ! Filthy and Infested with rats and mice !

We had to stop breathing when we walked in !

It was sick to see people's living in these kind of conditions in these days.

The front window and door was only approx 12 feet from the bus stop facing 6th street.
there are another 2 stores Facing 6th street.

It did not make sense to have an apartment there, it should be retail store the same as the rest of the front of the building.

So we decided to demolish the apartment and make it a store.

When we were doing it the contractor realized that the front of the apartment was built as a store front before,
and he decided to restore it like it was before.

You can see that the windows and the front were built before to the property line and it was a store.

So he followed the same, and restored the front of the store to where it was before.

It made sense, as now the all front of the building including the other 2 stores total of 60 feet frontage are in the
same line up from the side walk and sitting in straight line on the property line.

It does not make sense that 20 feet of the front of building will be set back and the other 40 feet will stick out.

The front of building has to be in one straight line.

If we have to remove it it will cost between 12.000.00 to 20.000.00 as all the windows and framing have to be replaced.

It will destroy the look of the building .

The building look much better

Than before.

We spent a lots of money on this building to fix it and make livable.

We have 4 apartments in top and one apartment on the side.

The tenants now are all working
Peoples and good clean tenants.

We put a new roof. New asphalt parking lot in the back, new metal cladding on the outside of the Building.
All the Peoples that live around there always thanking us for cleaning the neighborhood.

We Also received bad news yesterday.
Unit 7709 we leased it to martial art school 3 months ago.
The tenant decide to leave as he cannot operate without a business Licence. He needs to earn a living and he cannot wait for this case to be resolved.
He is waiting for it for too long
The planning Department approved his used.
I spent thousands of dollars wit a designer and drawings to apply for Hus martial art school.
It was all wasted money and efforts !

This is a big lost to 6th street, to the neighborhood and to the city of Burnaby and me.
This martial art school was supposed to bring children and parents to the area.
Good peoples !
We lost it now !

Next door to us going south there is a house that the Windows are covered with plywood.
This house was condemned 2 years ago by the city as it was a full of people doing drugs.
It was a drug house.
The mayor of Burnaby is aware of it.

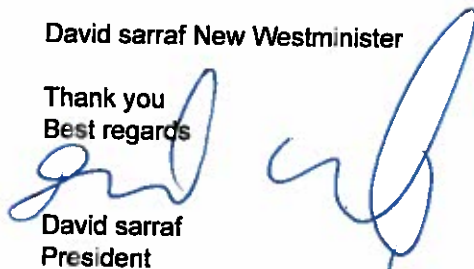
It is very sad and upsetting for
A person like me that improve
The old buildings and cleaning
The street to make it better living condition.
the city should help me !
And compliment my work and efforts.

There article about me in new West.
If you want to know more about what I do, You can google :

David sarraf New Westminster

Thank you
Best regards

David sarraf
President
The kitchen corner
Or
450617 BC Ltd
1955 west 4th avenue
Vancouver Bc V6J 1M7
Cell 604 816 0169
Fax 604 221 4252





City of
Burnaby

Planning and Building Department

BOARD OF VARIANCE REFERRAL LETTER

DATE: 2016 September 01	DEADLINE: 2016 September 06 Date of Hearing: 2016 October 06	<i>This is <u>not</u> an application. Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: David Sarraf 450617 BC Ltd		
ADDRESS OF APPLICANT: 1955 West 4 th Avenue Vancouver, BC V6J 1M7		
TELEPHONE: 604 816 0169		

Preliminary Plan Approval Application: PPA #16-00166			
DESCRIPTION: Addition to the exiting commercial building (built w/o permit)			
ZONING: Community Commercial District C2			
ADDRESS: 7709 Sixth Street 7876 13 TH AVE			
LEGAL:	LOT: 22	DL: 28	PLAN: NWP24032

The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to the following section(s) of the Zoning Bylaw.

Section(s) 302.6

COMMENTS:

An appeal for the relaxation of Section 302.6 – Front Yard of the Burnaby Zoning Bylaw from 2.0 m. (6.5 ft.) to 0.0 m. (0.0 ft.) (nil front yard). The purpose of this variance is to retain the already built addition to the existing commercial building located at the front yard of 7709 Sixth Street.

Note: The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeals(s) may be required.

Margaret Malysz
Supervisor, Development Plan



KEY 2
PLA 2

#7709 6th Street BURNABY | A2

SIXTH STREET

ADJACENT UNIT

APPROXIMATE
OUTLINE OF
EXISTING
BUILDING,
TO BE
VERIFIED.

UNIT 7709 6TH STREET
BURNABY
NEW RETAIL STORE
PROPOSED OCCUPANCY: E

RETAIL AREA: 900 sq.ft
TOTAL AREA: 1040 sq.ft

SUBJECT
UNIT

1	CURRENT CEILING HEIGHT: 2.40m [7'-7"]
2	NEW PROPOSED CEILING HEIGHT: 3.30m [10'-7"]
3	EXISTING PLASTER TO BE REPLACED WITH DOUBLE LAYER OF 1/2" TYPE X BOARD ON THE CEILING
4	CURRENTLY THERE IS NO INSULATION IN THE CEILING NEW SOFT INSULATION INSULATION TO BE INSTALLED THROUGHOUT

NEW INSULATION AND 1 LAYER OF
1/2" TYPE X BOARD TO BE
INSTALLED THROUGHOUT
SEPARATING THE UNITS

LIGHTING:
TO BE REPLACED WITH
INSTALLING THROUGHOUT
REPLACING EXISTING LIGHTING
FIXTURES

Existing Single Door
To be Upgraded to
New Double Door
1.50m [4'-9"]
To be installed near EXIT sign

MOVED OUT TO EXISTING LOCATION

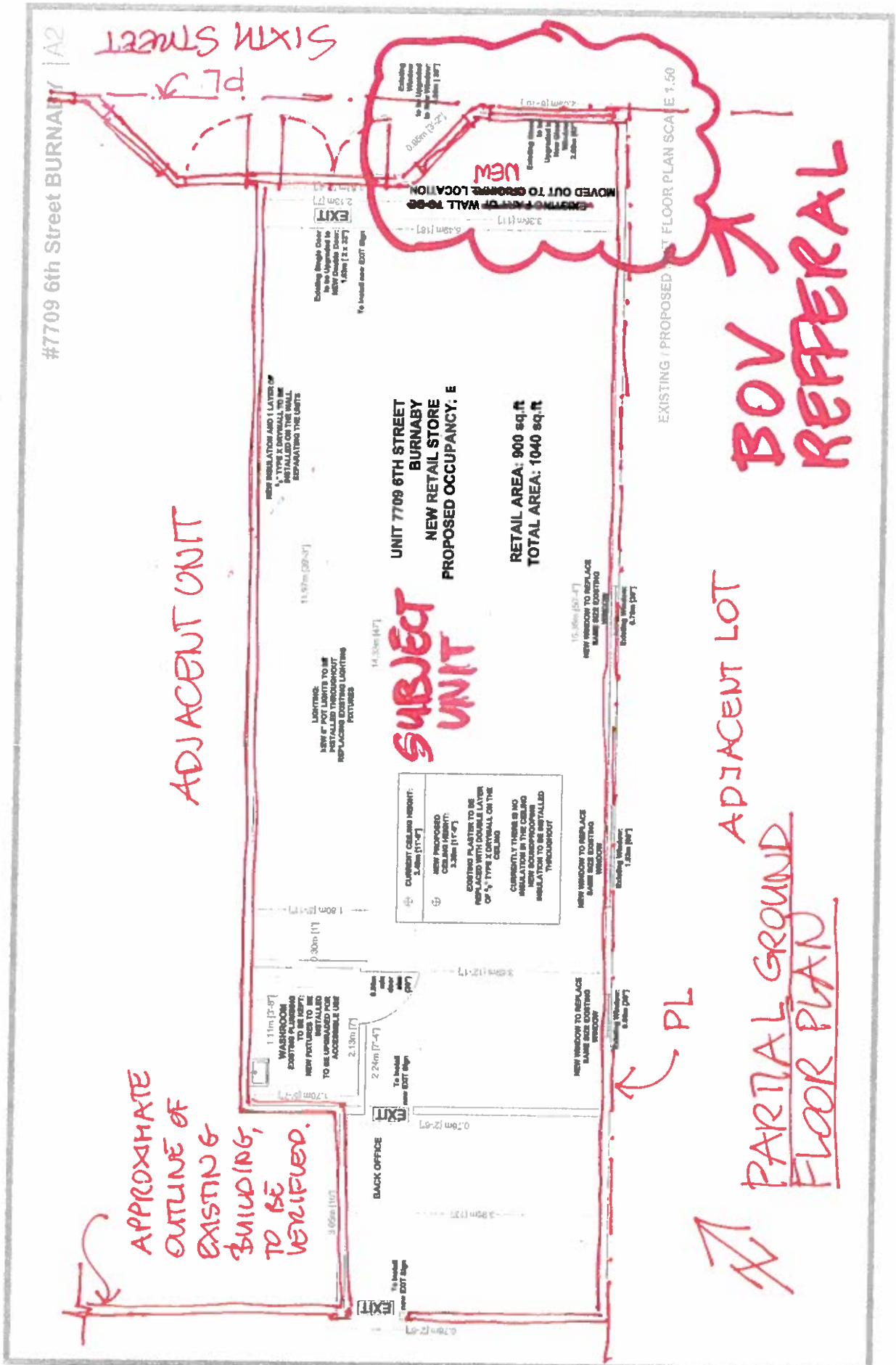
NEW

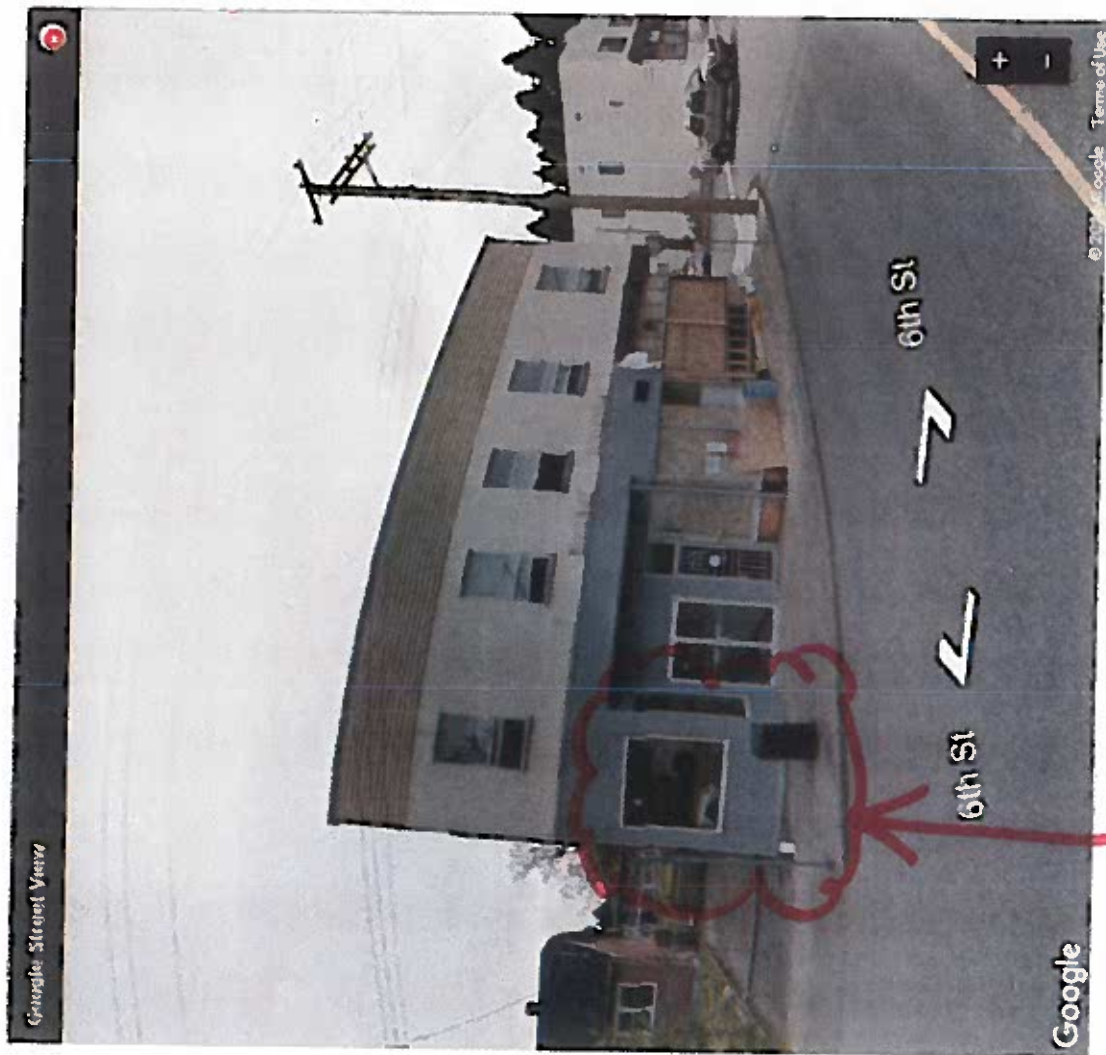
EXISTING / PROPOSED FLOOR PLAN SCALE 1:50

BOV
REFERRAL

ADJACENT LOT

PARTIAL GROUND
FLOOR PLAN





BOV REFERRAL 2016



EXISTING BUILDING 2014