



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 JOEL NELSON VICTORERIC DESIGN GROUP
Mailing Address 15 E 3RD AVE
City/Town VANCOUVER Postal Code V5T 1C5
Phone Number(s) (H) 604 677-0021 (C) _____
Email jnelson@victoreric.com
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner TOMA SOO KY HOANG
Civic Address of Property 5105 HARDWICK 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.

07.10.2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 November 03 Appeal Number BV# 6249

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**

Oct 7, 2016

Board of Variance
City of Burnaby,
4949 Canada Way,

Re: 5105 Hardwick St - Appeal for decreasing required front yard setback and distance between house and garage

Dear Board of Variance members:

We are in the process of obtaining a building permit for a single family dwelling with a detached garage. Using the average front yard depth, as required in the bylaws, makes it impossible to have a garage due to the neighbor at 5085 Hardwick St. having a front yard depth of 47.79 ft, which is almost double the distance of the neighbor at 5115 Hardwick st. who have a front yard depth of 24.08 ft. The average front yard depth does not leave enough roof between the proposed home and the lane to have a detached garage.

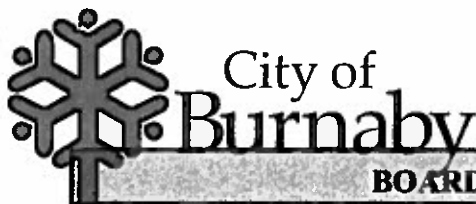
We would also like to point out that the residence at 5085 Hardwick St. is a post WW2 rancher with a basement that would likely be developed if sold in the future and would therefore have a shallower front yard.

The owners want to appeal to the Board of Variance to allow them to have a front yard depth of 25.25' (which closer in alignment with the neighbor at 5115 Hardwick St.) in order to be able to fit a modest detached garage in the rear yard. The owners would also like to appeal to the Board of Variance to allow them to decrease the required distance between the main house and the garage. The proposed garage is 18.1 ft from the back face of the proposed main house but the south west corner of the garage is 8.16ft from the proposed covered deck structure.

Thank you for your time and consideration.

Regards,

Joel Nelson
VICTORERIC DESIGN GROUP



BOARD OF VARIANCE REFERRAL LETTER

DATE: September 28, 2016	DEADLINE: October 11, 2016 for the November 3, 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: Joel Nelson			
ADDRESS OF APPLICANT: 15 E. 3 rd Ave, Vancouver V5T 1C5			
TELEPHONE: 604.677.0021			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 5105 Hardwick Street			
LEGAL:	LOT: 104	DL: 74	PLAN: 33374

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) R3 6.3.1; 103.8
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) Under section 6.3.1 of the Burnaby Zoning Bylaw, a minimum distance of 14.8 feet is required between a principal building and a detached garage. The proposed distance between the buildings is 7.9 feet.
- 2) Under Section 103.8 of the Burnaby Zoning Bylaw, the depth of the front yard is required to be 33.22 feet (based on the front yard averaging). A front yard depth of 24.03 feet is proposed.

All projections into the proposed front yard will conform to the requirements of Section 6.12.

This variance is being requested in order to allow construction of the single family dwelling and its front porch within the required front yard.

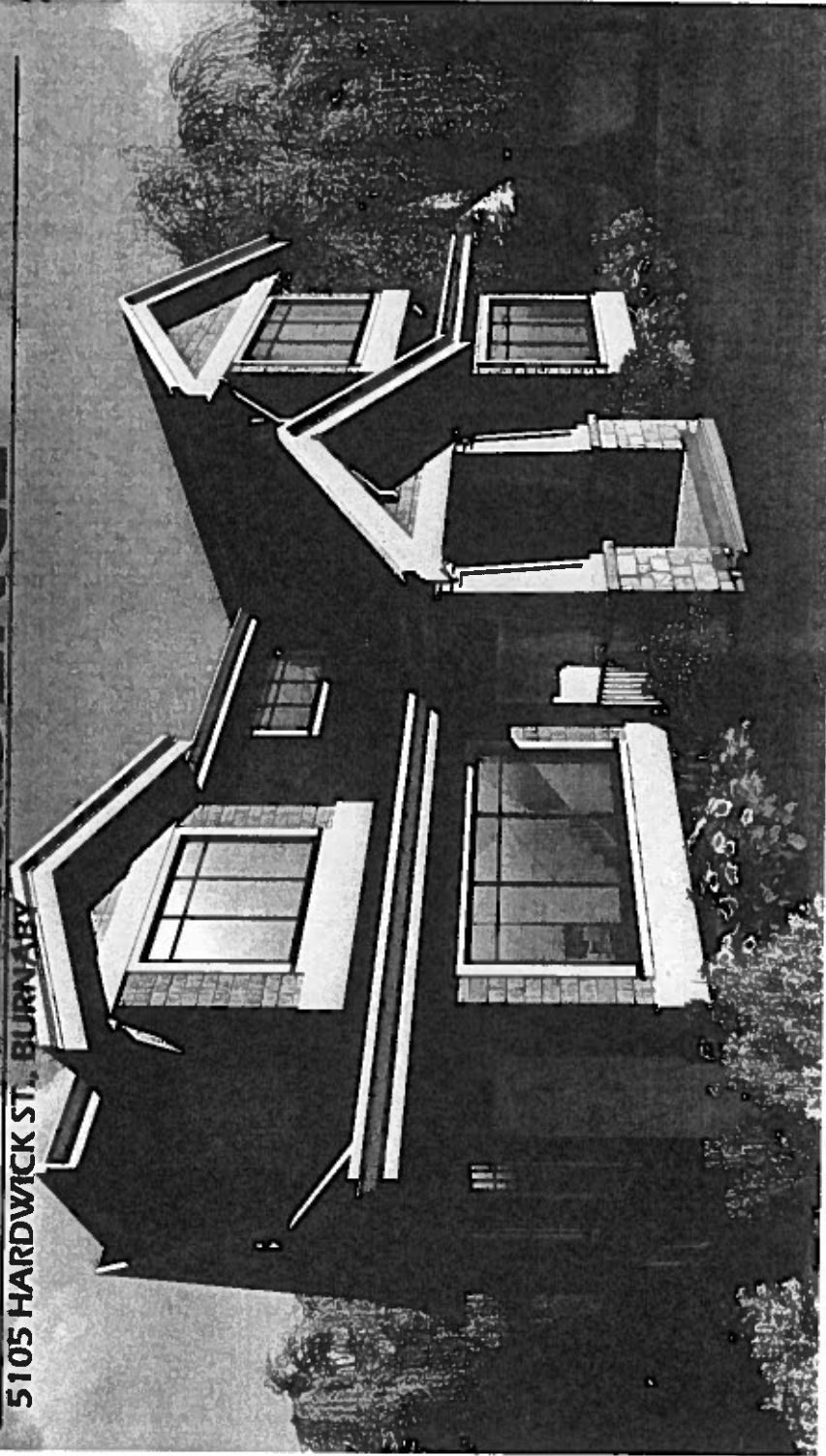
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

BHS

Peter Kushnir
Deputy Chief Building Inspector

HOANG RESIDENCE

5105 HARDWICK ST., BURNABY



PROJECT COMMENTS
 1. SEE PLAN FOR DETAILS.
 2. SEE PLAN FOR DETAILS.
 3. SEE PLAN FOR DETAILS.

REVISIONS
 1. SEE PLAN FOR DETAILS.
 2. SEE PLAN FOR DETAILS.
 3. SEE PLAN FOR DETAILS.

NOTES
 1. SEE PLAN FOR DETAILS.
 2. SEE PLAN FOR DETAILS.
 3. SEE PLAN FOR DETAILS.

DETAILS
 1. SEE PLAN FOR DETAILS.
 2. SEE PLAN FOR DETAILS.
 3. SEE PLAN FOR DETAILS.

GENERAL NOTES
 1. SEE PLAN FOR DETAILS.
 2. SEE PLAN FOR DETAILS.
 3. SEE PLAN FOR DETAILS.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/24/2016	09:28:22 PM
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13			

VT
VICTORERIC
 11000 130th Street, Suite 100
 Richmond, BC V6V 1K1
 Tel: 604-271-1100
 Fax: 604-271-1101
 Email: info@victoreric.ca
 Website: www.victoreric.ca

HOANG RESIDENCE

5105 HARDWICK ST.
 BURNABY

DATE: 07/24/2016
 TIME: 09:28:22 PM
 USER: A10
 PROJECT: 13

RECEIVED
 12 2016
 BUILDING DEPARTMENT

ISSUED FOR CONSTRUCTION

07/24/2016 09:28:22 PM

Project Name: _____
 Project Number: _____
 Project Location: _____
 Project Status: _____
 Project Manager: _____
 Project Engineer: _____
 Project Designer: _____
 Project Checker: _____
 Project Approver: _____

— **John L. Barry**

Abstract

[illegible]

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© 1997 American Psychological Association 0893-3200/97/\$12.00 DOI: 10.1037/0893-3200.11.4.499

[illegible]

100

[illegible]

2108



SITE PLAN

ISSUED FOR CONSTRUCTION



VICTORIC

HOANG RESIDENCE

105 MADISON ST
LANSING, MI 48202

Mr. [redacted]
[redacted]
[redacted]

AL 13

[illegible][illegible][illegible]

1. Background
 The following information was obtained from a review of the file of the above-named individual, who is currently residing at 1234 Main Street, New York, New York. The individual was born on 01/01/1945 in New York, New York, and is currently 48 years of age. The individual is currently employed as a Sales Representative for ABC Company, Inc., and has been employed by the company since 1990. The individual is currently married to Jane Doe, who is also employed by ABC Company, Inc. The individual has two children, John Doe and Jane Doe, who are currently residing with the family at 1234 Main Street, New York, New York. The individual has a Bachelor's degree in Business Administration from XYZ University, and has been a member of the American Marketing Association since 1995. The individual has a good credit record, and has no outstanding debts or judgments. The individual is currently in good health, and has no known medical conditions. The individual is currently active in the community, and is a member of the local Chamber of Commerce. The individual is currently in good standing with the IRS, and has no outstanding tax liabilities. The individual is currently in good standing with the state of New York, and has no outstanding legal issues. The individual is currently in good standing with the federal government, and has no outstanding legal issues. The individual is currently in good standing with the state of New York, and has no outstanding legal issues. The individual is currently in good standing with the federal government, and has no outstanding legal issues.

[illegible][illegible]13
 Accepted by

1 EDWARDS & KELCEY CONSULTANTS

2000 FLOOR PLAN COMPARISON

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

EXCLUDED AREAS		INCLUDED AREAS	
Area	Value	Area	Value
Area 1	1000	Area 1	1000
Area 2	2000	Area 2	2000
Area 3	3000	Area 3	3000
Area 4	4000	Area 4	4000
Area 5	5000	Area 5	5000
Area 6	6000	Area 6	6000
Area 7	7000	Area 7	7000
Area 8	8000	Area 8	8000
Area 9	9000	Area 9	9000
Area 10	10000	Area 10	10000

LEADER

President: John H. ...
Vice President: ...
Secretary: ...
Treasurer: ...
Member at Large: ...

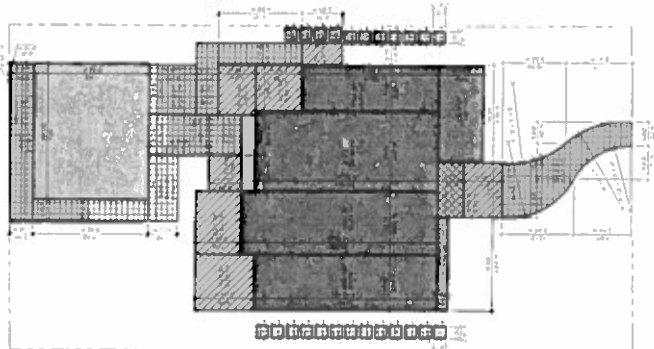


3. Generalized linear model for count variables

[illegible]

NAME: _____	DATE: _____
GRADE: _____	SCORE: _____
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2. The capital of Italy is Rome.	
3. The capital of Germany is Berlin.	
4. The capital of Spain is Madrid.	
5. The capital of Japan is Tokyo.	
6. The capital of Australia is Canberra.	
7. The capital of Canada is Ottawa.	
8. The capital of Brazil is Brasilia.	
9. The capital of India is New Delhi.	
10. The capital of China is Beijing.	

INFORMATION



5. SITE COVERAGE & PLANTING
1.0' x 1.0'

[illegible]

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SEP 13 1966

SEP 12 2016

BUILDING DEPARTMENT

ISSUED FOR CONSTRUCTION



HOWARD BRESNANE

1105 14740247 x 57

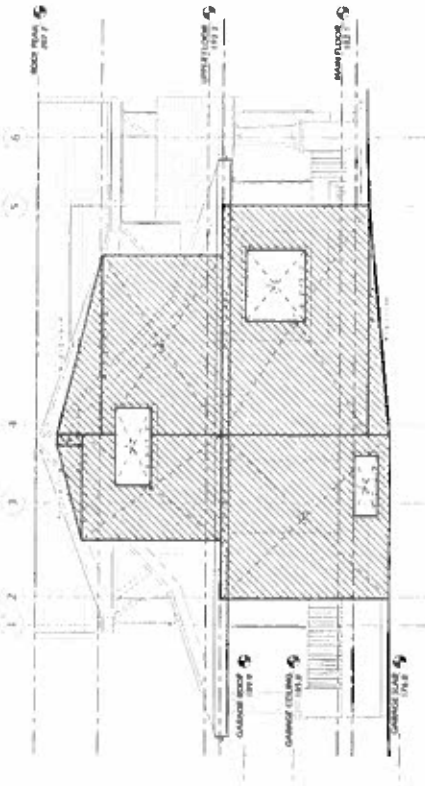
40. *Barro*

A13

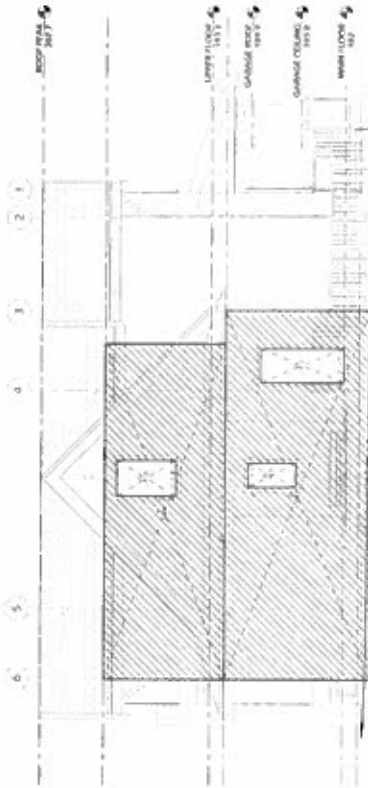
BUILDING DEPARTMENT

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1991	100	100	100	100	100	100
1992	100	100	100	100	100	100
1993	100	100	100	100	100	100
1994	100	100	100	100	100	100
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2012	100	100	100	100	100	100
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2014	100	100	100	100	100	100
2015	100	100	100	100	100	100
2016	100	100	100	100	100	100
2017	100	100	100	100	100	100
2018	100	100	100	100	100	100
2019	100	100	100	100	100	100
2020	100	100	100	100	100	100

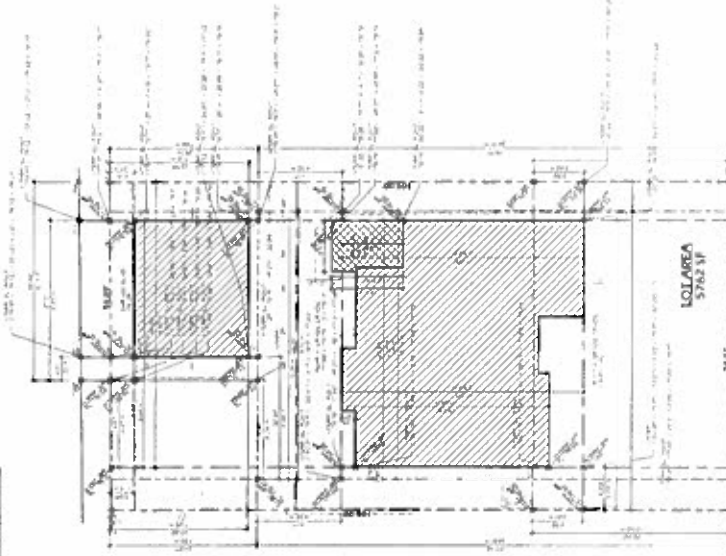
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2-14-11	7:00-8:00	4th
2-15-11	7:00-8:00	5th
2-16-11	7:00-8:00	6th
2-17-11	7:00-8:00	7th
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2-30-11	7:00-8:00	20th
2-31-11	7:00-8:00	21st
2-32-11	7:00-8:00	22nd
2-33-11	7:00-8:00	23rd
2-34-11	7:00-8:00	24th
2-35-11	7:00-8:00	25th
2-36-11	7:00-8:00	26th
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2-100-11	7:00-8:00	90th
2-101-11	7:00-8:00	91st
2-102-11	7:00-8:00	



① WEST, COMPTON, INC.
E. 401 N. 1st St.



2. EAST COMPONENT



① WHITE BIRCH (RED GRABER PLANE)

ISSUED FOR CONSTRUCTION
8/24/2016 9:20:25 PM



VICTOR FRIC

HOANG, RESIDENCE

[illegible]

Left hand:

Journal of Management Education 36(8)

1999

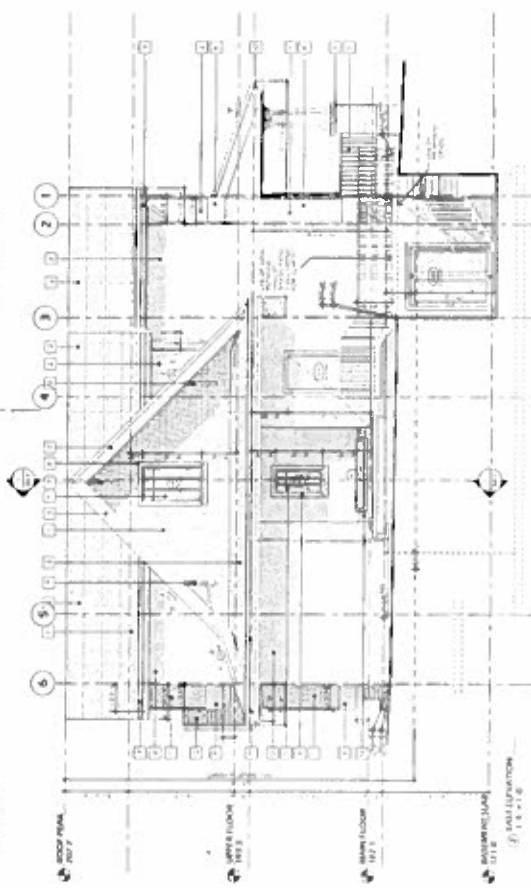
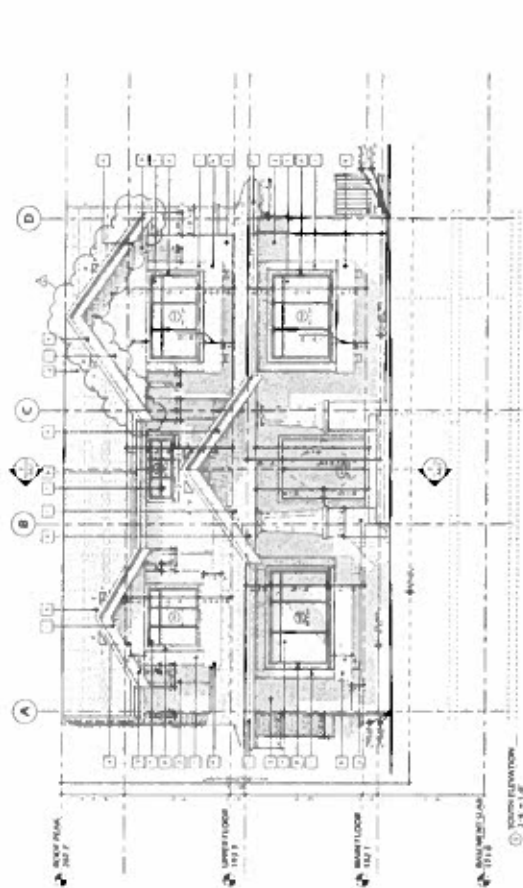
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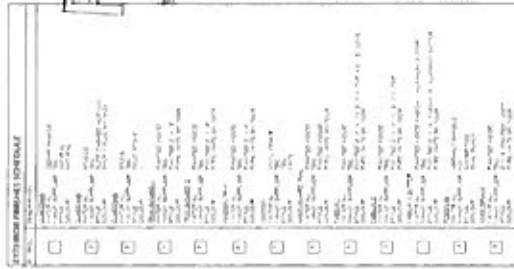
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SEP 12 2015
BUILDING DEPARTMENT

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Author	Year	Sample	Findings
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Adams et al.	1998	1000	1000
Adams et al.	1999	1000	1000
Adams et al.	2000	1000	1000
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Adams et al.	2025	1000	1000



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SEP 12 2016
BUILDING DEPARTMENT

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6/24/2016 3:28:40 PM

VICTORIC

HOANG, HUNG, AND NGUYEN

5. <http://www.mhhe.com>

is fully included in the analysis.

4. **Answer:**

A3.2

13

— **A32**

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1. THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND THE ENGINEER FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND THE ENGINEER.
2. THESE PLANS HAVE BEEN PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND THE ENGINEER.
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4. THESE PLANS HAVE BEEN PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND THE ENGINEER.

VERSION SCHEDULE - GARAGE	
NO.	DESCRIPTION
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BUILDING DEPARTMENT

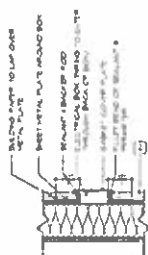
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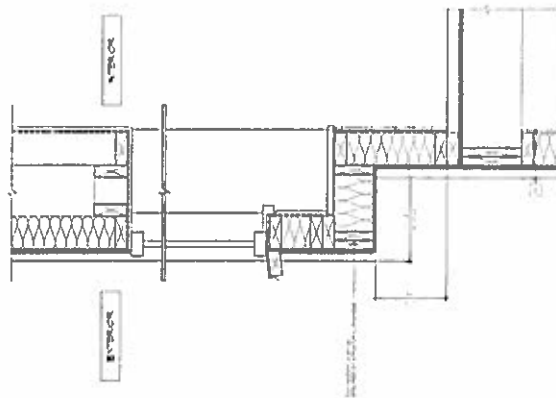
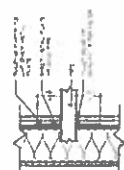
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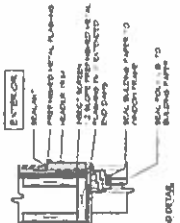
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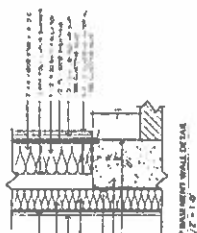
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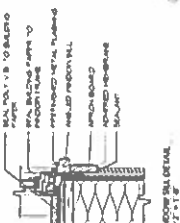
THE LITTLE BOOKS OF THE
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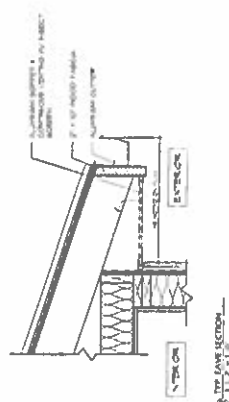
© 1997 WILEY-INTERSCIENCE



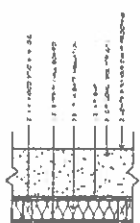
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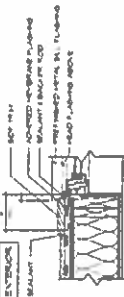
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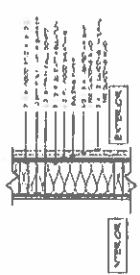
THE SAME SECTION



TYPE EXTENSION CONC. TURNED WALL



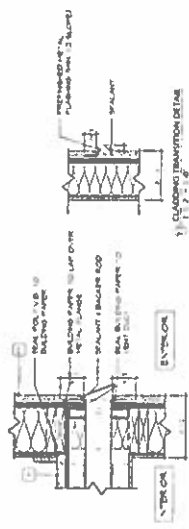
WINDOW JAMB DETAIL
11'2" = 1.0'



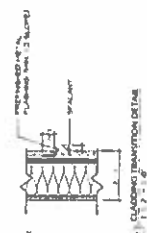
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6. TRY SOLVING A CHALLENGING PROBLEM: $1 \frac{1}{2} \times 1 \frac{1}{2}$



2. BALL BEARING DETAIL

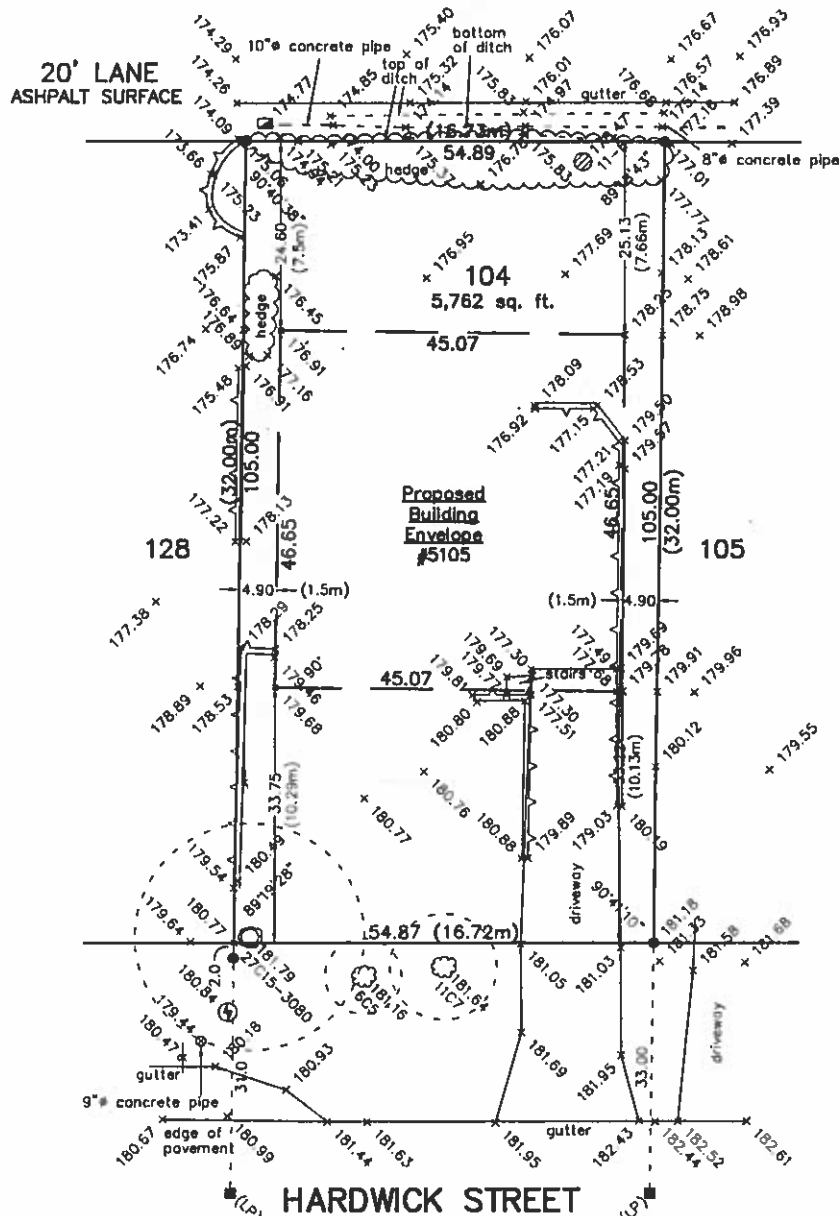


CLASIFICACIÓN TRANSICIÓN DE TALLERES

SURVEY PLAN OF LOT 104 DISTRICT LOT 74, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 33374

SCALE 1" = 16'

All distances are in feet



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 82H4983 situated at the intersection of Canada Way and Hardwick Street. Elevation = 184.66 feet.
- For elevation control, use control monument or lead plugs only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- denotes standard iron post.
- denotes lead plug.
- ⊕ denotes hydra pole.
- tw denotes top of wall.
- bw denotes bottom of wall.
- ☐ denotes catch basin.
- ⊙ denotes sign post.
- ⊗ denotes tree stump.
- 8-10 height (inches)
- ⊘ diameter (inches)
- ⊙ denotes tree.
- BC10-1234 (tree tag number)
- drip line radius (feet)
- C=coniferous
- D=deciduous
- diameter (inches)

CIVIC ADDRESS

5105 HARDWICK STREET
BURNABY, B.C.

ZONING: R3

CERTIFIED CORRECT.

DATED THIS 24TH DAY OF NOV., 2015

IVAN NGAN

B.C.L.S.

Applicable Adjacent House	Depth of Front Yard
5075 Hardwick Street	40.74 ft
5085 Hardwick Street	47.79 ft
5115 Hardwick Street	24.08 ft
5125 Hardwick Street	20.28 ft
Total	132.89 ft
Average	33.22 ft

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PID: 006-841-201

FILE: BHA-5105TP

L N L S

METRO VANCOUVER
LAND SURVEYORS

4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

POSTING PLAN OF LOT 104 DISTRICT LOT 74, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 33374

PLAN EPP57596

BCGS 92G.026

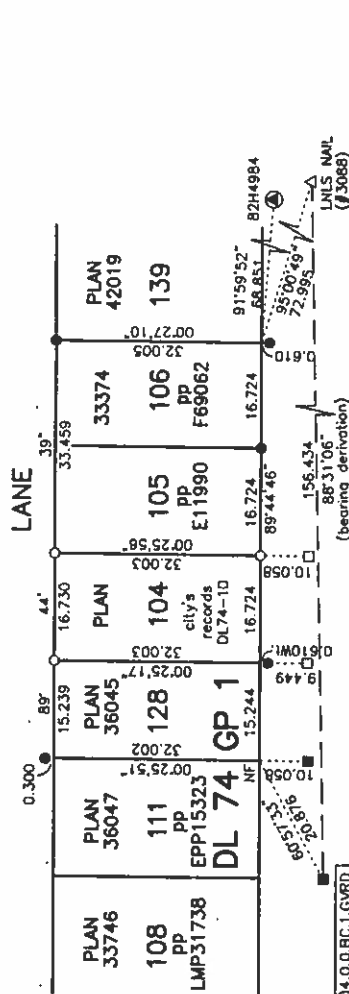
Pursuant to Section 68, Land Title Act.

SCALE 1 : 750



All distances are in metres.

The intended plot size of this plan is
432mm in width by 280mm in height (B size)
when plotted at a scale of 1 : 750.



Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5455462.87
UTM Easting: 500853.21
Estimated horizontal positional
accuracy 0.01 metres.

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5455466.91
UTM Easting: 500809.52
Estimated horizontal positional
accuracy 0.01 metres.

HARDWICK STREET

LEGEND:

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 10 (123° West Longitude). The UTM coordinates and estimated horizontal positional accuracy achieved are derived from dual frequency GNSS observations to Spatial Technologies Reference Station #0028.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined factor of 0.99959415. The combined factor has been determined based on an ellipsoidal elevation of 37 metres.

- denotes control monument found.
- denotes standard from post found.
- denotes standard from post placed.
- denotes lead plug found.
- denotes lead plug placed.
- PP denotes posting plan.

Note:
This plan shows one or more witness posts which are not set on the true corner(s) due to obstruction or unsuitability of corner. Unless otherwise shown, witness posts are on the production of the property lines.

The field survey represented by this plan was completed on the 24th day of November, 2015.
IVAN NGAN, BCLS #849

*This plan lies within the
Greater Vancouver Regional District*

L N L S
METRO VANCOUVER
LAND SURVEYORS

4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

FILE: BHA-5105PT