



# 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 GURDEEP SANDHAR  
Mailing Address 11751 MELLIS DR  
City/Town RICHMOND Postal Code V6X1L9  
Phone Number(s) (H) \_\_\_\_\_ (C) 604 512 6854  
Email GURDEEP.SANDHAR12@GMAIL.COM  
Preferred method of contact: ☒ email ☒ phone ☐ mail

### Property

Name of Owner MANJIT MALHI/SARABJIT LEHAL/AMANJIT LEHAL/ANITA SANDHAR  
Civic Address of Property LOT 2 DL157 PLAN NWP12963  
LD 36 GROUP 1 4467 MAINE DR.

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.

NOV 8, 2016  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2016 December 01 Appeal Number BV# 6252

#### 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

October 31, 2016

Gurdeep Sandhar  
11751 Mellis Drive,  
Richmond, BC V6X1L9

Attention: Board of Variance Appeal – Hardship Letter

Re: Address **4467 Marine Drive, Burnaby**

We are requesting a relaxation to the **Front Yard Averaging - Zoning Bylaw** for the construction of a new home on Lot 2 - 4467 Marine Dr. with a setback of 81.56 feet.

The property next door Lot 3 - 4479 Marine Dr was built in 1953 and has a setback of 130.82 feet, this setback is causing unreasonable hardship. Lot 4 - 4491 Marine Dr was built in 2011, has a setback of 90.33 with the garage/driveway access off of Marine Dr.

Our surveyor gave us two option on the Topographic Survey Plan for the calculation of the Front Yard Averaging. We would like to omit Lot 3 from the front yard averaging calculation and use option A with a setback of 81.56 feet.

Option A, allows us to construct a home with a detached garage/driveway accessed from the back lane, the home will be aligned with the adjacent properties. There will be no driveway access off of Marine Dr.

Thank you for your consideration and understanding in this matter.

A handwritten signature in black ink, appearing to read 'Gurdeep Sandhar', with a stylized, flowing script.

Gurdeep Sandhar



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

2002 View

**BOARD OF VARIANCE REFERRAL LETTER**

|                                                                                     |                                                            |                                                                                                                            |                       |
|-------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>DATE:</b> Nov. 2, 2016                                                           | <b>DEADLINE:</b> Nov. 8, 2016 for the Dec. 1, 2016 hearing | <i>This is <u>not</u> an application.<br/>Please take letter to Board of Variance.<br/>(Clerk's office - Ground Floor)</i> |                       |
| <b>NAME OF APPLICANT:</b> Gurdeep Sandhar                                           |                                                            |                                                                                                                            |                       |
| <b>ADDRESS OF APPLICANT:</b> 11751 Mellis Drive Richmond                            |                                                            |                                                                                                                            |                       |
| <b>TELEPHONE:</b> 604.512.6854                                                      |                                                            |                                                                                                                            |                       |
| <b>PROJECT</b>                                                                      |                                                            |                                                                                                                            |                       |
| <b>DESCRIPTION:</b> New Single Family Dwelling w/ Secondary Suite & Attached Garage |                                                            |                                                                                                                            |                       |
| <b>ADDRESS:</b> 4467 Marine Drive                                                   |                                                            |                                                                                                                            |                       |
| <b>LEGAL:</b>                                                                       | <b>LOT:</b> 2                                              | <b>DL:</b> 157                                                                                                             | <b>PLAN:</b> NWP12963 |

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) Under Section 102.8 of the Burnaby Zoning Bylaw the depth of the front yard is required to be 93.87 feet (based on front yard averaging). A front yard depth of 81.56 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.*

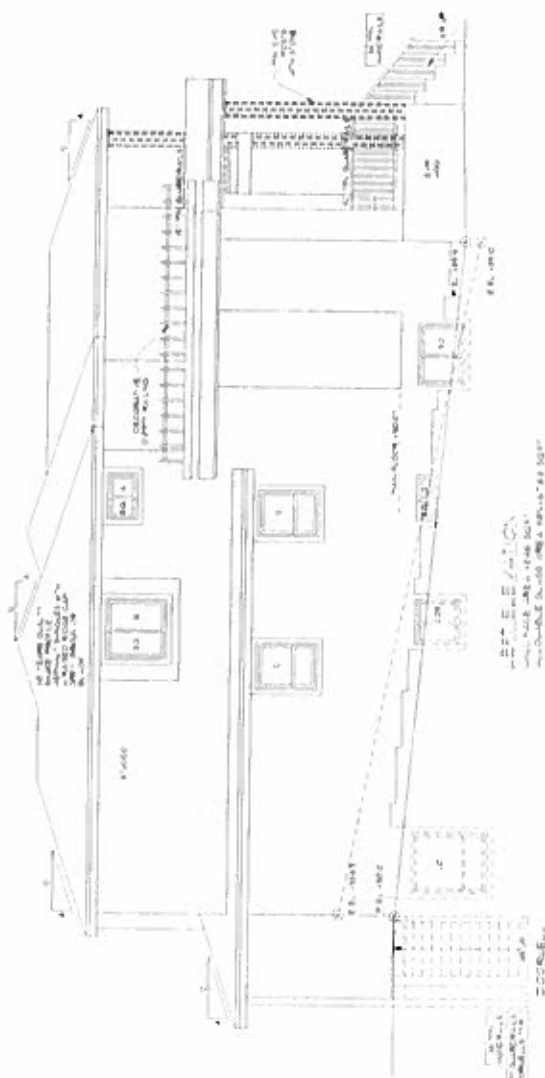
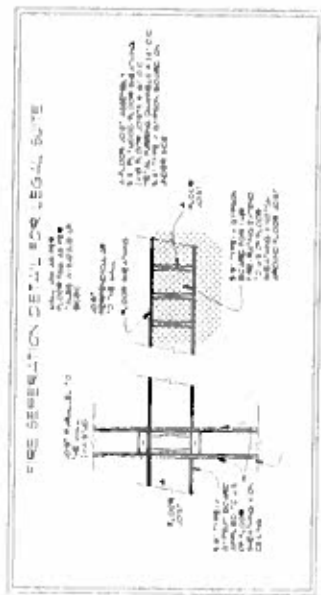
MS

Peter Kushnir  
Deputy Chief Building Inspector



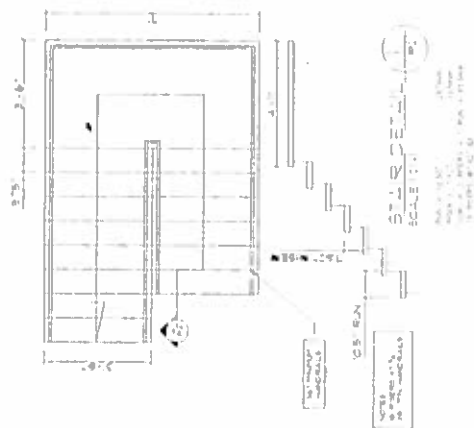
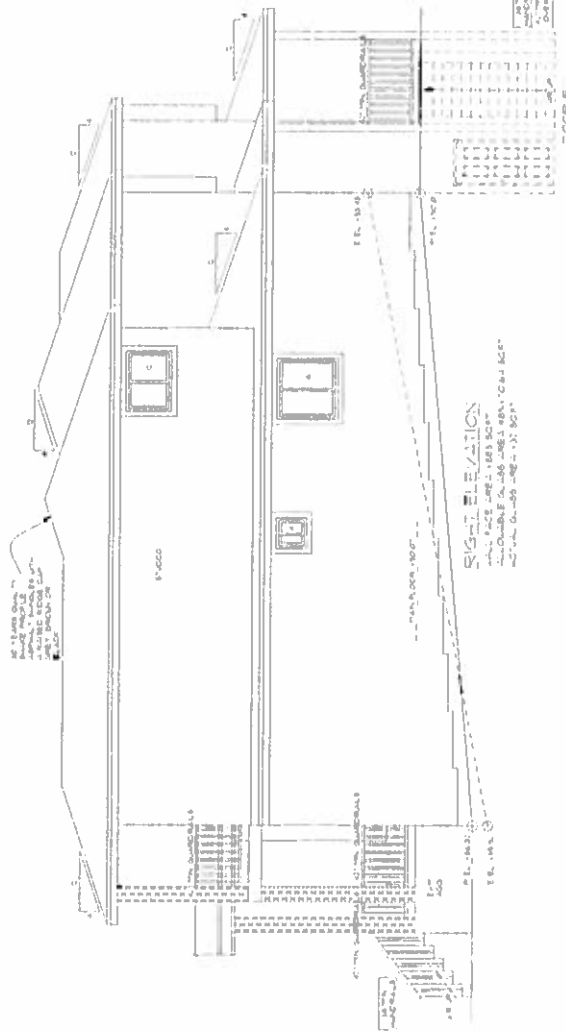
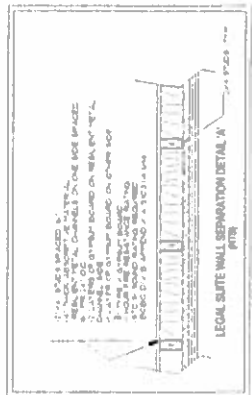
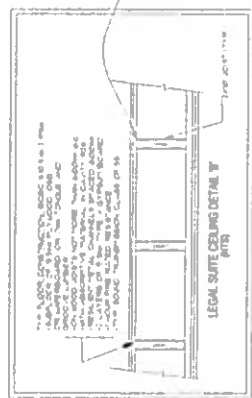


Architectural drawing of the front elevation of a building. The drawing shows a symmetrical facade with a central entrance featuring a pediment and columns. There are several windows of varying sizes, including a large bay window on the right side. The roofline is decorative with a central gable. Dimensions and annotations are present throughout the drawing, including a scale of 1/4" = 1'-0" and various measurements for heights and widths.



## 05085 INITIATION SECTION

[illegible]

[illegible][illegible]

DESIGNER ADDRESS:



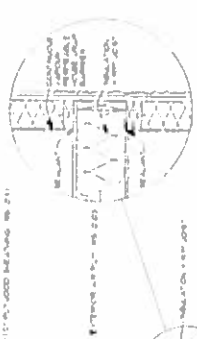


These results suggest that the use of a single, standardized, and validated instrument to assess the impact of the intervention on the target population is a feasible and effective approach to evaluate the impact of the intervention on the target population.

[illegible][illegible]

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The above information was obtained from the records of the FBI, New York City Office.

Sincerely,  
John Edgar Hoover  
Director



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Figure 22

THE RESULTS OF THE 2002 NATIONAL POWER SURVEY

THE PLAN IS WITH THE NEW VANKUVER RECORD, DISTRICT CITY OF  
SURREY



OPTION 'B'

NOTES:

**DISCLAIMER:**

ALL PARTIES USING THE PLAN MUST OBTAIN A COPY  
FROM THE APPROPRIATE CITY DEPARTMENT  
FOR THE ADDITION OF THE BUILDING DEVELOPMENT  
DEPARTMENT RECORD BOOK

THIS PLAN IS NOT INTENDED FOR CREDIT THAT YOU  
WILL RECEIVE

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OFFICIALS' RECORDS AND FIELD SURVEY  
RECORDS HAVE NOT BEEN  
CLASSIFIED OR DECLASSIFIED

RECEIVED  
MAY 14 1964



### LEGEND

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