



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 Beverly Kitasaka & Daniel Piskacek
Mailing Address 5480 Keith St.
City/Town Burnaby Postal Code V5J 3C5
Phone Number(s) (H) 604-437-5578 (C) 604-781-8745
Email bkitasaka@gmail.com
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner Beverly Kitasaka & Daniel Piskacek
Civic Address of Property 5469 Keith St.
Burnaby, BC V5J 3C4

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.

November 7, 2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 December 01 Appeal Number BV# 6253

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

Beverly Kitasaka & Daniel Piskacek
5469 Keith St
Burnaby, BC V5J 3C4

November 7, 2016

Board of Variance
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Members of the Board of Variance:

We would like to request a variance on our plans to rebuild our new home on 5469 Keith Street.

Our home is located in the South Slope area of Burnaby, one block north of Marine Drive and Royal Oak. Our property is steeply sloped and we have encountered challenges in creating our plans for our new home.

In our attempt to preserve a decent sized backyard on our sloped property, we have already been to the Board of Variance in June and have been allowed variances to our retaining walls and garage. At the June meeting, when we expressed that the backyard was important to our family, it was suggested that moving the whole house forward could help achieve this as well. After careful consideration, we have decided that since this will be our long term home, this would be very beneficial to our family and would like to request a relaxation on the front setback line.

We would be grateful to have our request granted. Thank you for your time and consideration.

Sincerely,

The image shows two handwritten signatures in blue ink. The signature on the left is 'BKITASAKA' and the signature on the right is 'Daniel Piskacek'.

Beverly Kitasaka & Daniel Piskacek



BOARD OF VARIANCE REFERRAL LETTER

DATE: November 4, 2016	DEADLINE: November 8, 2016 for the December 01, 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: Beverly Kitasaka			
ADDRESS OF APPLICANT: 5480 Keith Street			
TELEPHONE: 604.437.5578			
PROJECT			
DESCRIPTION: New Single Family Dwelling with Detached Garage			
ADDRESS: 5469 Keith Street			
LEGAL:	LOT: N	DL: 158	PLAN: 14508

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(1) of the Burnaby Zoning Bylaw the depth of the front yard is required to be 33.09 feet (based on a front yard averaging). A front yard depth of 28.09 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 within the required front yard.

Note: A previous Board of Variance (B.V. 6229) allowed the distance between the principal building and the detached garage to be 14.22 feet where a minimum distance of 14.8 feet is required.

Note: A previous Board of Variance (B.V. 6229) allowed the accessory building height to be 21.28 feet where the maximum building height would be 15.1 feet.

Note: A previous Board of Variance (B.V. 6229) allowed the rear yard retaining wall to be of varying heights, to a maximum of 11.7 feet, where a maximum of 5.91 feet is permitted.

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.

LM

Peter Kushnir
Deputy Chief Building Inspector

1. **THE COMPANY'S POLICY:** The company's policy is to provide a safe and healthy work environment for all employees. This policy is achieved through a combination of safety training, hazard identification, and the use of personal protective equipment (PPE).

2. **SAFETY TRAINING:** All employees are required to undergo safety training upon hire and annually thereafter. This training covers topics such as hazard recognition, emergency procedures, and the proper use of PPE.

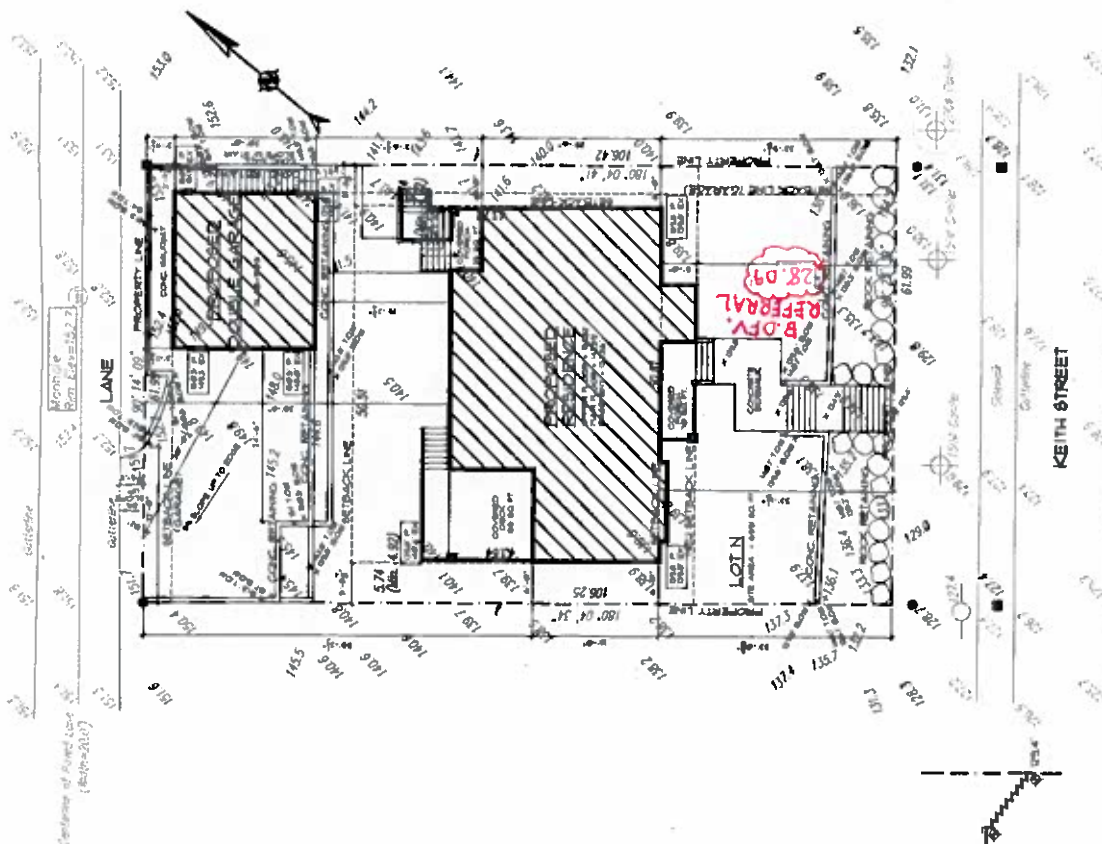
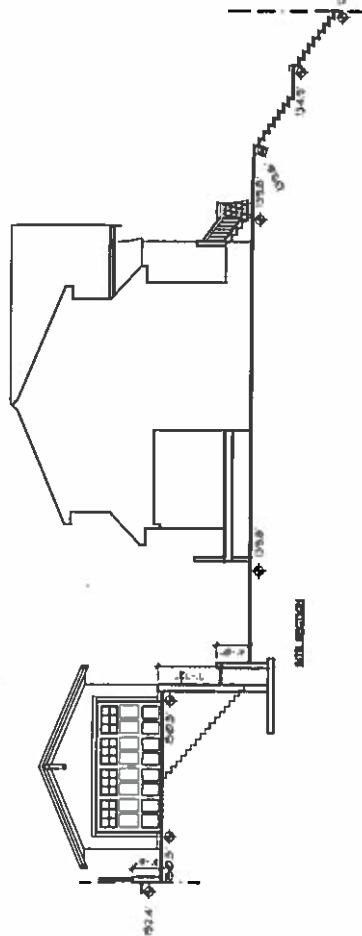
3. **HAZARD IDENTIFICATION:** Employees are encouraged to report any potential hazards to their supervisors immediately. Supervisors are responsible for investigating these reports and implementing corrective actions to eliminate the hazards.

4. **USE OF PPE:** Employees are required to wear appropriate PPE for their specific tasks. This may include hard hats, safety glasses, gloves, and steel-toed boots. The company provides the necessary PPE at no cost to the employee.

5. **EMERGENCY PROCEDURES:** Employees are trained on the company's emergency procedures, including fire drills, evacuation routes, and first aid protocols. Regular drills are conducted to ensure that employees are familiar with these procedures.

6. **SAFETY RECORDS:** The company maintains detailed records of all safety incidents, near misses, and training activities. These records are used to analyze trends and implement preventive measures to reduce the risk of future incidents.

7. **SAFETY COMMITMENT:** The company is committed to continuous improvement in its safety program. This commitment is reflected in the company's investment in safety resources, its open communication with employees, and its dedication to creating a culture of safety.

[illegible]

DATE	DESCRIPTION	BY	CR
10/1/80	RECEIVED 10/1/80	10/1/80	10/1/80
10/2/80	RECEIVED 10/2/80	10/2/80	10/2/80
10/3/80	RECEIVED 10/3/80	10/3/80	10/3/80
10/4/80	RECEIVED 10/4/80	10/4/80	10/4/80
10/5/80	RECEIVED 10/5/80	10/5/80	10/5/80
10/6/80	RECEIVED 10/6/80	10/6/80	10/6/80
10/7/80	RECEIVED 10/7/80	10/7/80	10/7/80
10/8/80	RECEIVED 10/8/80	10/8/80	10/8/80
10/9/80	RECEIVED 10/9/80	10/9/80	10/9/80
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For more information, visit www.pearsoncmg.com or contact your local Pearson Education representative.

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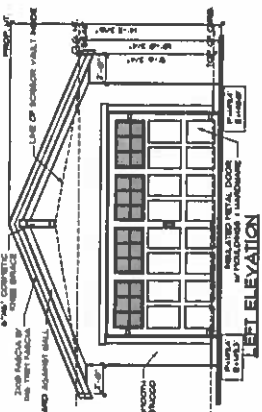
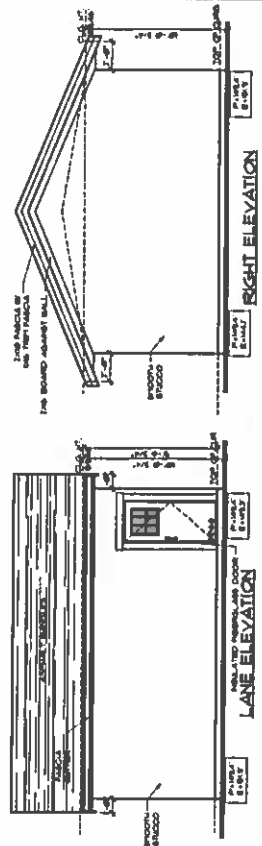
2343 Madison Ave.
Stamford, CT 06905
Tel: (804) 858-3222
Fax: (804) 854-3303

KITASAKA RESIDENCE
5469 KEITH ST., BURNABY, B.C.

5469 KEITH ST., BURNABY, B.C.

title	scale	date	drawn	job no.
ITE PLAN	1" = 1'-0" UNO.	6.6.2016	APF	150129

sheet no. **A1**

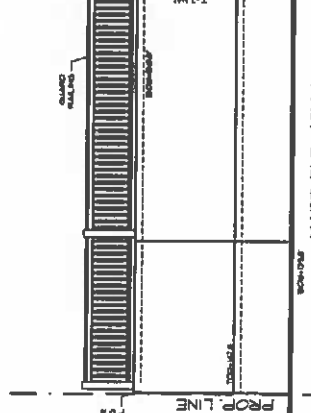
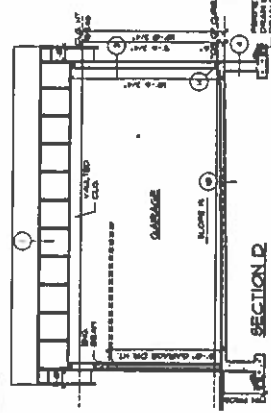
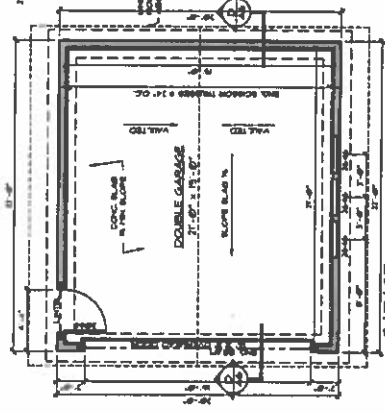


STUCCO SIDING

NO.	DESCRIPTION	QTY.	UNIT
1	STUCCO SIDING	600	SQ. FT.
2	STUCCO SIDING	600	SQ. FT.
3	STUCCO SIDING	600	SQ. FT.
4	STUCCO SIDING	600	SQ. FT.
5	STUCCO SIDING	600	SQ. FT.
6	STUCCO SIDING	600	SQ. FT.
7	STUCCO SIDING	600	SQ. FT.
8	STUCCO SIDING	600	SQ. FT.
9	STUCCO SIDING	600	SQ. FT.
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11	STUCCO SIDING	600	SQ. FT.
12	STUCCO SIDING	600	SQ. FT.
13	STUCCO SIDING	600	SQ. FT.
14	STUCCO SIDING	600	SQ. FT.
15	STUCCO SIDING	600	SQ. FT.
16	STUCCO SIDING	600	SQ. FT.
17	STUCCO SIDING	600	SQ. FT.
18	STUCCO SIDING	600	SQ. FT.
19	STUCCO SIDING	600	SQ. FT.
20	STUCCO SIDING	600	SQ. FT.

TYP. EXT. WALL
SCALE: 1/4" = 1'-0"

CONTRACTOR: MR. ADAM COAST INC. LTD. (B.C.)
DATE: 1/15/19
BY: G.M.T.



- BUILDING SPEC'S**
1. TYPICAL ROOF
a. 1/2" MIN. INSULATION
b. 1/2" MIN. GUTTER
c. 1/2" MIN. DRAIN ROOF
d. 1/2" MIN. DRAIN ROOF
e. 1/2" MIN. DRAIN ROOF
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s. 1/2" MIN. DRAIN ROOF
t. 1/2" MIN. DRAIN ROOF
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v. 1/2" MIN. DRAIN ROOF
w. 1/2" MIN. DRAIN ROOF
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 2. TYPICAL ROOF
a. 1/2" MIN. INSULATION
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y. 1/2" MIN. DRAIN ROOF
z. 1/2" MIN. DRAIN ROOF

AS PER SECTION 9.36.2.10 - NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS

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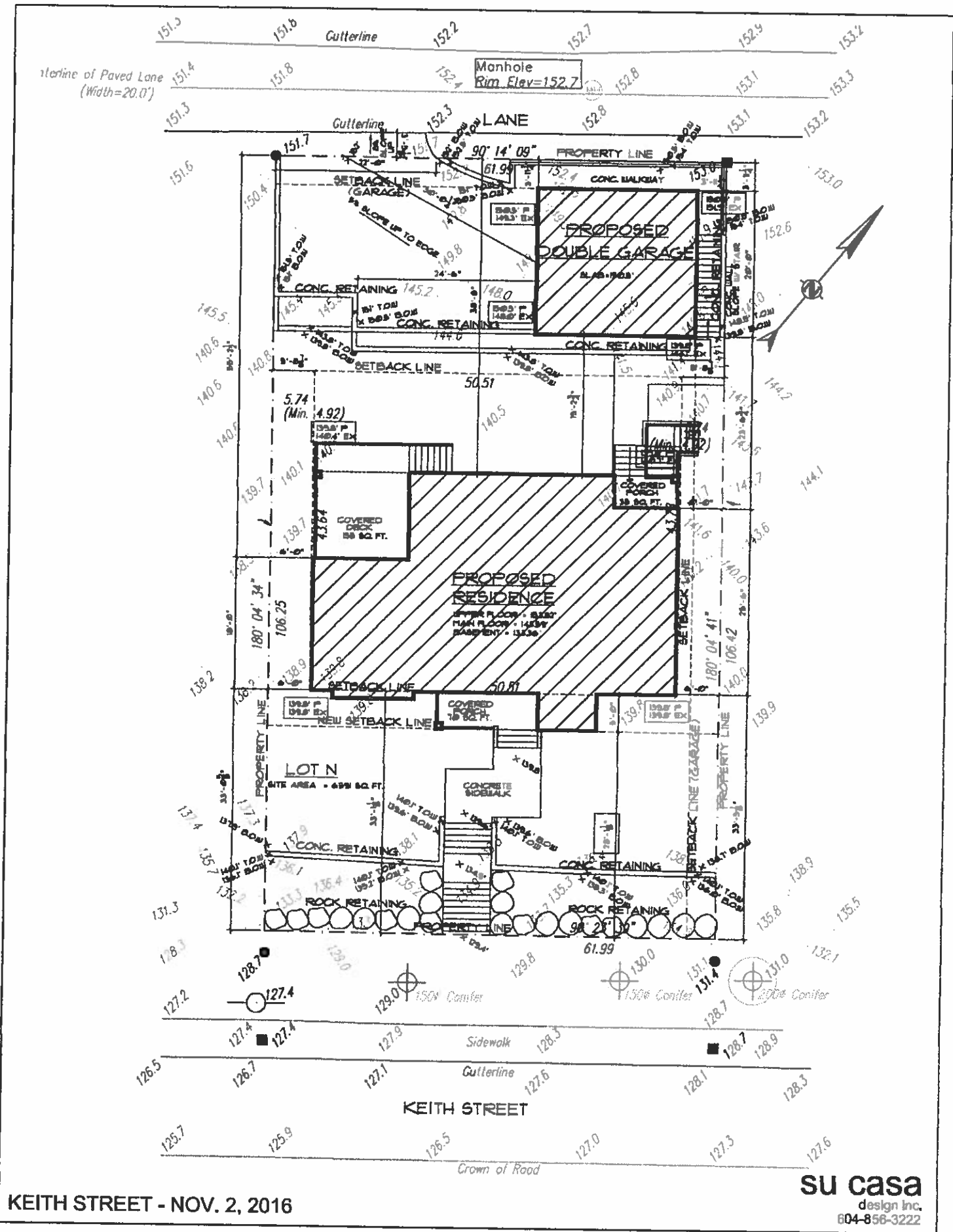
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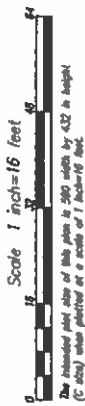
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TOPOGRAPHICAL PLAN OF LOT "N" DISTRICT LOT 158 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14508



All Dimensions And Elevations Are In Feet And Decimals
Feet Unless Otherwise Stated.

PROJ: 005-966-161

Civic Address: 5489 Keith Street,
City of Burnaby

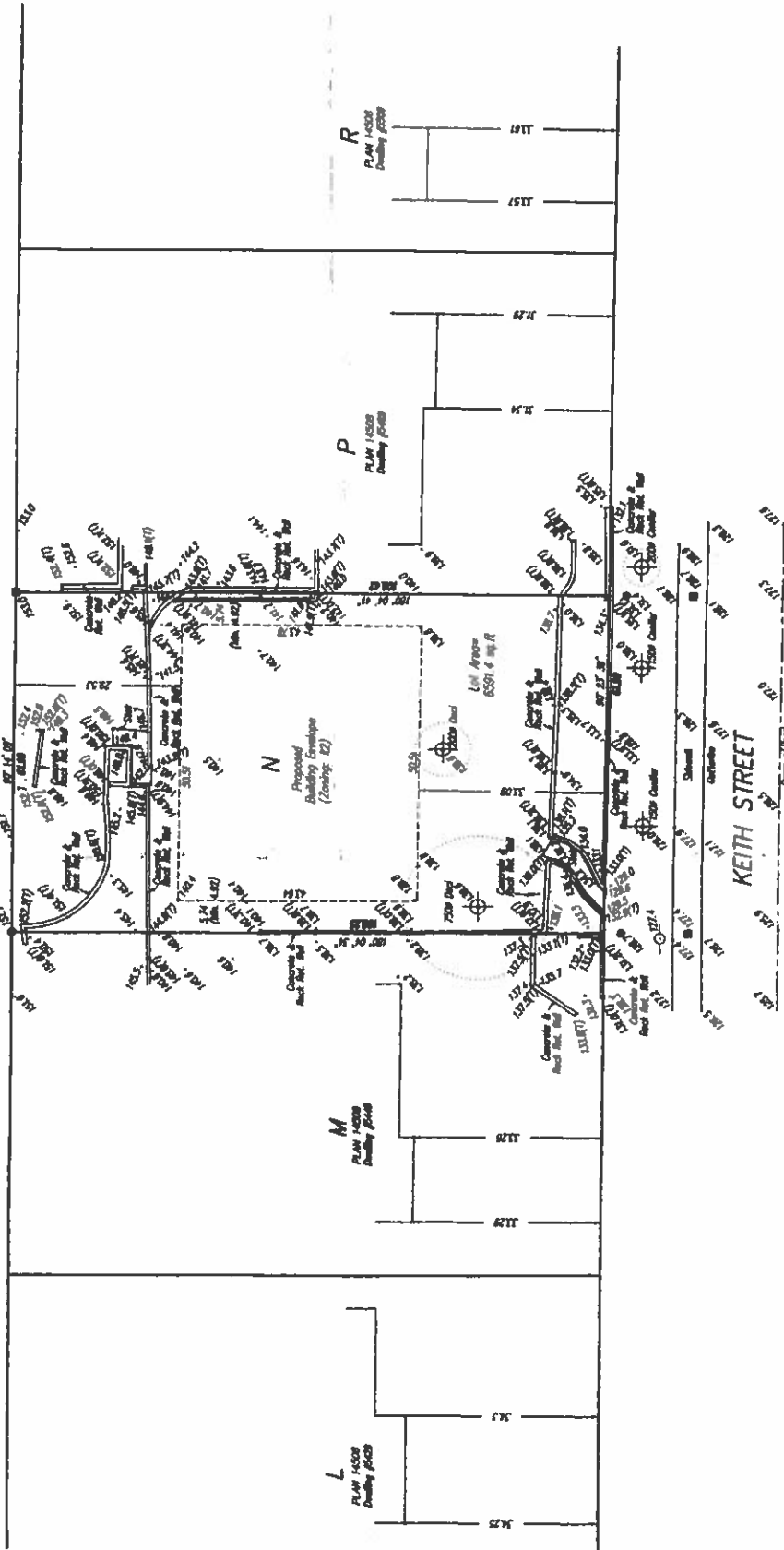
Notes: Trees permanent to lot from lot 1996 are shown

Standard Notes:
Disturbance Area Contain:
Referenced To Monument 87N/3250
Monument Elevation: 38.405m

RECEIVED
FEB 16 2011
BUILDING DEPARTMENT

Grid bearings are derived from observations between
permanent corner monuments 87N/3250 and 87N/3268.

Continuation of Parcel Lines
(M100-2617)



Legend:

- Standard Iron Post
- Level Peg
- Tree (diameter is less than 200 mm)
- Power Pole
- Manhole

Scale:
T - Direction of Top of wall

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, alter, distribute, or otherwise use 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 contact Planning Department for final building envelope when required.

Zone: R2
Subzone:

Lot	Front	Address
L	54.25	5429
M	33.25	5449
P	31.29	5489
R	33.57	5509

Average = 33.00

This is certified correct and is valid only with respect to the improvements as shown herein and located as per City of Burnaby, 2015.
An inspection on the 6th day of January, 2016

LAUREN MANN B.C.L.S. #889

This Document is Not Valid Unless
Originally Signed And Sealed

BLD 16-00247