



2017 Board of Variance Notice of Appeal 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 Shereene Yukawa
Mailing Address 4158 Georgia St.
City/Town Burnaby Postal Code V5C 2T4
Phone Number(s) (H) _____ (C) 604-818-2934
Email shereene.ry@gmail.com

Property

Name of Owner Takeru and Shereene Yukawa
Civic Address of Property 4158 Georgia St. Burnaby BC V5C2T4

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.

Jan. 9 /17
Date

Shereene
Applicant Signature

Office Use Only

Appeal Date 2017 Feb 02. Appeal Number BV# _____

Required Documents:

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

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

January 9th, 2017

To Whom It May Concern;

This letter is to formally connect with you regarding our family home at 4158 Georgia Street in Burnaby. In the final stages of our approval / inspection process, we were very surprised to be told that our house exceeded the allowed length of 60ft by 4 feet and this matter needed to be taken to the Board of Variance for approval. Since the purchase of our house in May of 2014 and throughout our permitting, renovation and approval stages, this issue was never brought up until we brought in the last item to the building department for final approval at the end of December 2016. We strongly believe in pleading our case because both of these elements were not issues before and during our purchase of the home. The patio was added by the previous home owner and none of our renovations altered the original length of the house nor the patio. Frankly, we feel these recent developments a little unfair as we've worked diligently with our contractor to do all of our renovations to code and spent a substantial amount of money to ensure everything was done in proper compliance and respect with building requirements. It's worth noting that the inspector's concern with the patio required inspection by an engineer and architectural drawings - both requiring time and a fair sum of money.

In addition, since occupying the home, we have been enjoying the use of this garage as storage for our growing family, as well as the outside space of the patio. If these spaces were torn down we would lose valuable storage and living space for our family.

We hope this letter offers a clearer picture of our scenario and hope that we can come to an understanding that does not require a lot more work on either side. We truly love our community and want to find a solution that works for all of us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tak, Shereene, Ethan and Nixon Yukawa', written over a horizontal line.

Tak, Shereene, Ethan and Nixon Yukawa

BOARD OF VARIANCE REFERRAL LETTER

DATE: January 06, 2017		<i>This is <u>not</u> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>	
DEADLINE: January 10, 2017 for the February 2, 2017 hearing.			
APPLICANT NAME: Takeru Landon Yukawa			
APPLICANT ADDRESS: 4158 Georgia St. Burnaby, V5C 2T4			
TELEPHONE: 604.454.7886			
PROJECT			
DESCRIPTION: Existing single family dwelling with interior alterations and addition			
ADDRESS: 4158 Georgia Street			
LEGAL DESCRIPTION:	LOT: 49	DL: 121	PLAN: NWP50383

Building Permit application BLD14-00955 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 105.8(1)

COMMENTS:

The applicant proposes to legalize an unpermitted addition to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 105.8(1) – “Depth of Principal Building” of the Zoning Bylaw requirement for a maximum building depth from 60.0 feet to 64.0 feet.

The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

LM

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.



Peter Kushnir
Deputy Chief Building Inspector



