

# 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)	shereene, ry @gmail.com				
Email	shereene, ry @gmail.com				
Property					
Name of Owner	Takeru and Shercene Yukawa				
Civic Address of Prop	erty 4158 Georgia St. Burnaly 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	Applicant Signature				
	Office Use Only				
Appeal Date 2017	Geb 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

#### 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,

Tak, Shereene, Ethan and Nixon Yukawa

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## BOARD OF VARIANCE REFERRAL LETTER

DATE: January 06, 2017	This is not an application.		
DEADLINE: January 10, 20	Please submit this letter to the Clerk's office (ground floor) when you make your Board of		
APPLICANT NAME: Take			
APPLICANT ADDRESS: 41			
TELEPHONE: 604.454.7886			Variance application.
PROJECT			
DESCRIPTION: Existing sin	gle family dwellin	g with interior altera	ations and addition
ADDRESS: 4158 Georgia St	reet		
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:

 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.

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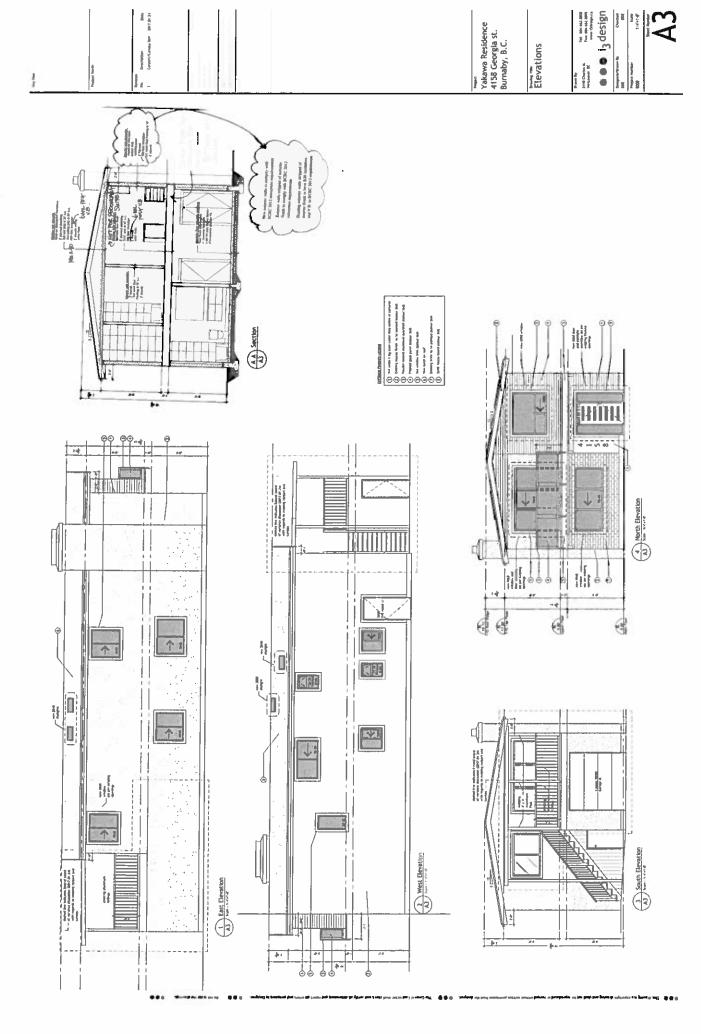
Note:

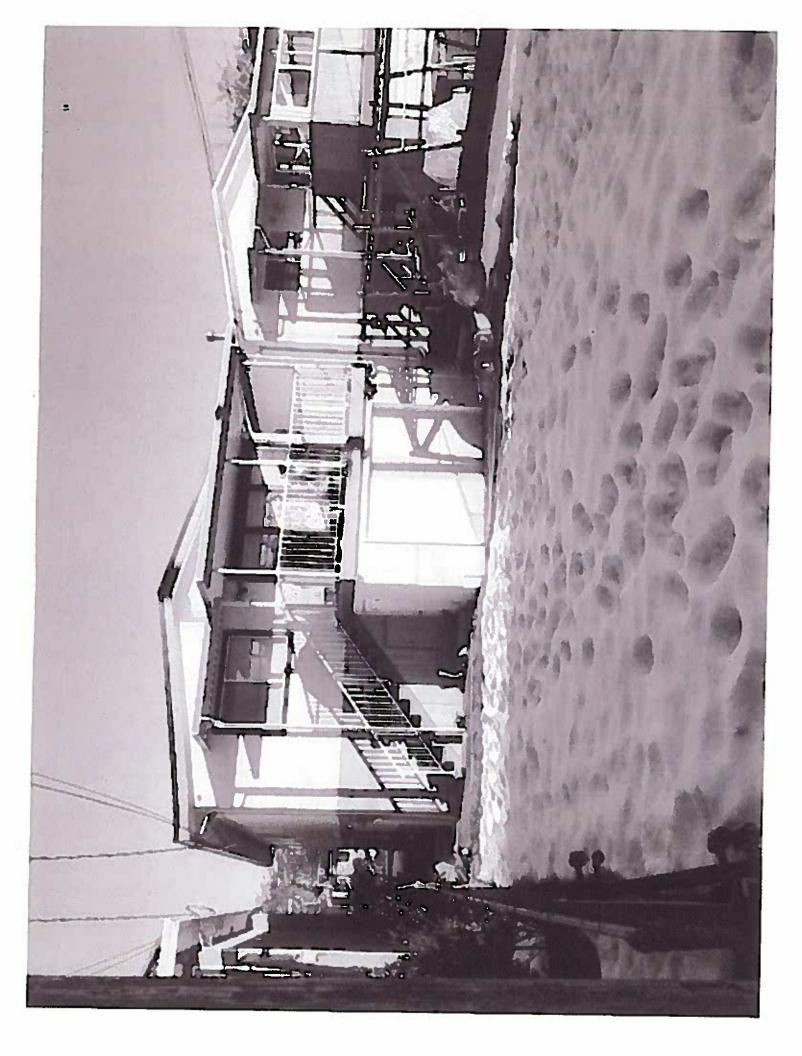
The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.

Peter Kushnir

Deputy Chief Building Inspector

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PLAN 50383 CARLTON 6 STREET 20 STREET SUBDIVISION PLAN OF LOT B, BLOCK 24, D.L. 121, 3 22 2 24 112 23 Z 4 30 : PLAN 12709. 27 20 . 25 20 0 LANK SCALE: I INCH . 60 FEET 0.0 BLOCK 29 8 30 GEORGIA 3 5 32 UNION SROUP I, N.W.D.