



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 NICK JANIC
Mailing Address P.O. BOX 44098
City/Town BURNABY, BC Postal Code V5B 4Y2
Phone Number(s) (H) _____ (C) 604-341-9945
Email BELMAR@TELUS.NET

Property

Name of Owner FRANK AND MARIA CORTESE
Civic Address of Property 4589 VENABLES 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.

Date JAN 10, 2017

Applicant Signature [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 5, 2017

Maria and Frank Cortese
4589 Venables Street
Burnaby, BC, Canada

Burnaby Board of Variance
Burnaby City Hall
4949 Canada
Burnaby, BC, Canada

Re: 4589 Venables Street, Burnaby, BC

We are asking for a small variance in the required front yard.

Our family has lived at this address for over 26 years. We have raised our children in this house and dreamed of one day building a new house in Burnaby.

Building a house with a backyard deck has always been our dream. As we began planning and designing the new house, we learned of Burnaby Zoning Bylaws that could possibly impede our dream house and the chance to finally have a back deck.

Our house is located on a corner property (Venables Street and Alpha Avenue), the increased required side yard setback (minimum 9.84') has forced us to design a home that is longer than we would have to on an interior lot.

In order to maintain the minimum required distance (14.79') from the detached garage, we have to encroach into the required front yard.

To limit the impact of our home's location on the neighbour to the west, we have set back the upper floor from the main floor below.

We have been long time residents of this location and hope to live here for many more years.

We appreciate your consideration,

Two handwritten signatures in black ink. The signature on the left is 'Frank Cortese' and the signature on the right is 'Maria Cortese'.

January 5, 2017

Carson and Nina Koo
4575 Venables Street
Burnaby, BC, Canada

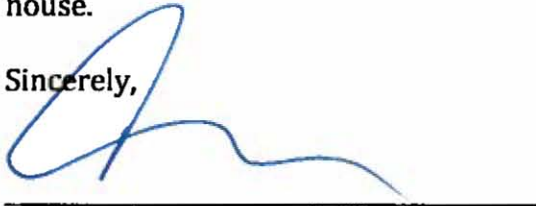
Burnaby Board of Variance
Burnaby City Hall
4949 Canada
Burnaby, BC, Canada

Re: 4589 Venables Street, Burnaby, BC

Carson and I have lived at this address for over 10 years. The Cortese family at 4589 Venables Street is our next-door neighbor to the immediate East of our house. We have seen the plans for their new house and are aware that they will be asking for a small variance to their front yard. This small variance does not impact our view or our house. We understand that this small variance will allow the Cortese family to build a backyard deck. Carson and I approve this variance of their front yard.

We are happy that they will be staying in the neighborhood and building a new house.

Sincerely,



Carson and Nina Koo



BOARD OF VARIANCE REFERRAL LETTER

DATE: December 8, 2016	DEADLINE: January 10, 2017 for the February 2, 2017 hearing		<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>
NAME OF APPLICANT: Nick Zanic			
ADDRESS OF APPLICANT: P.O. Box 44098, V5B 4Y2			
TELEPHONE: 604-341-9945			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and detached garage			
ADDRESS: 4589 Venables Street			
LEGAL:	LOT: H	DL: 122	PLAN: 13058

Building Permit application BLD16-01426 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 105.9

COMMENTS:

The applicant proposes to build a new single family dwelling with a secondary suite and a detached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 105.9 – “Front yard” of the Zoning Bylaw requirement for the minimum front yard depth from 35.1 feet (based on front yard averaging) to 29.95 feet.

All principle building projections into the resulting front yard will conform to the requirements of Section 6.12.

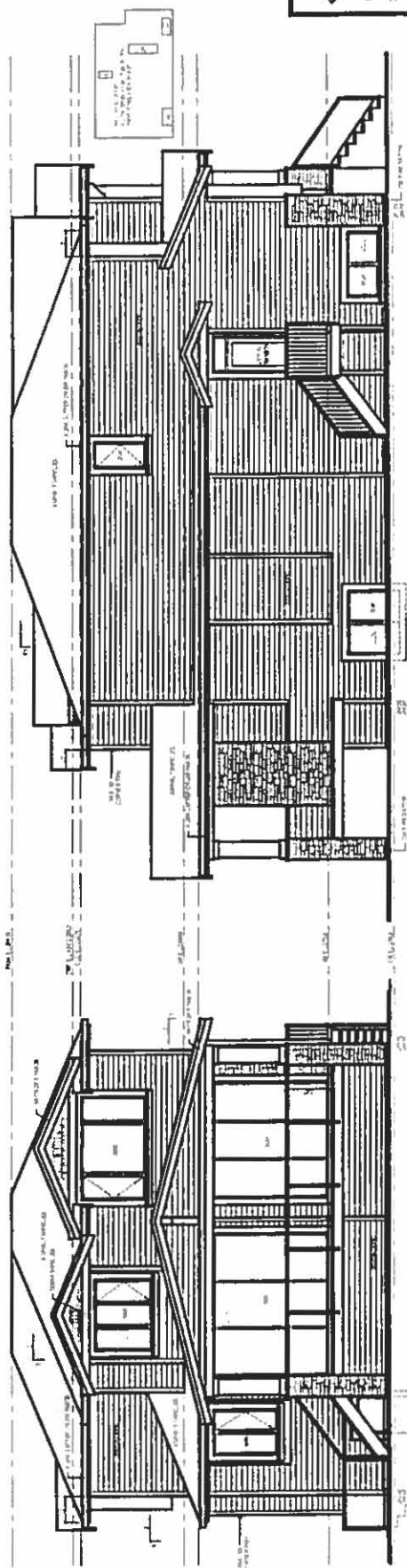
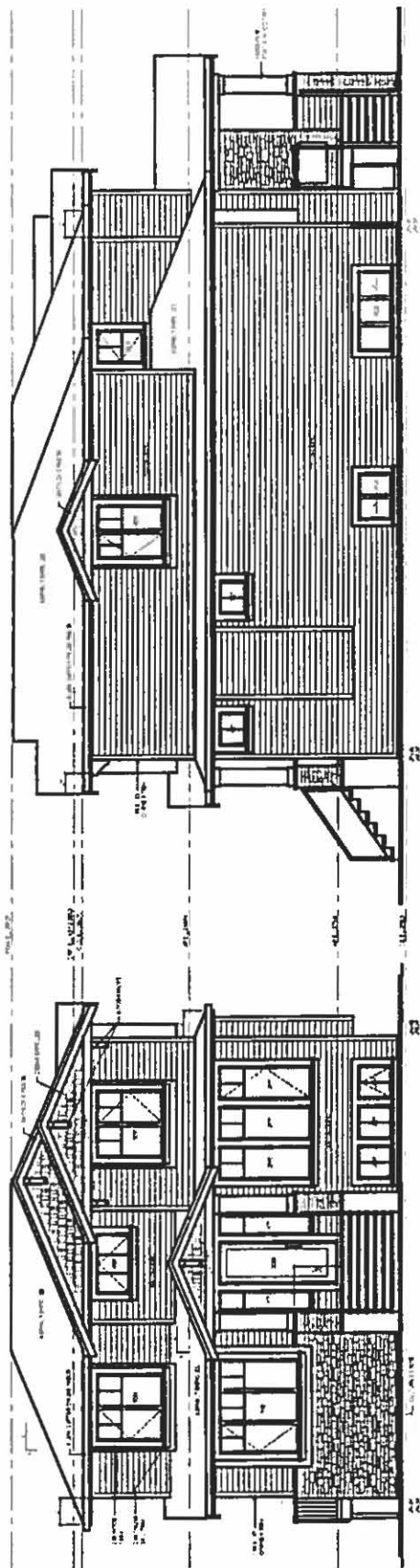
Fences and retaining walls will conform to the requirements of Section 6.14.

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

CN

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



TOPOGRAPHIC PLAN OF LOT "H"
DISTRICT LOT 122, GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 13058

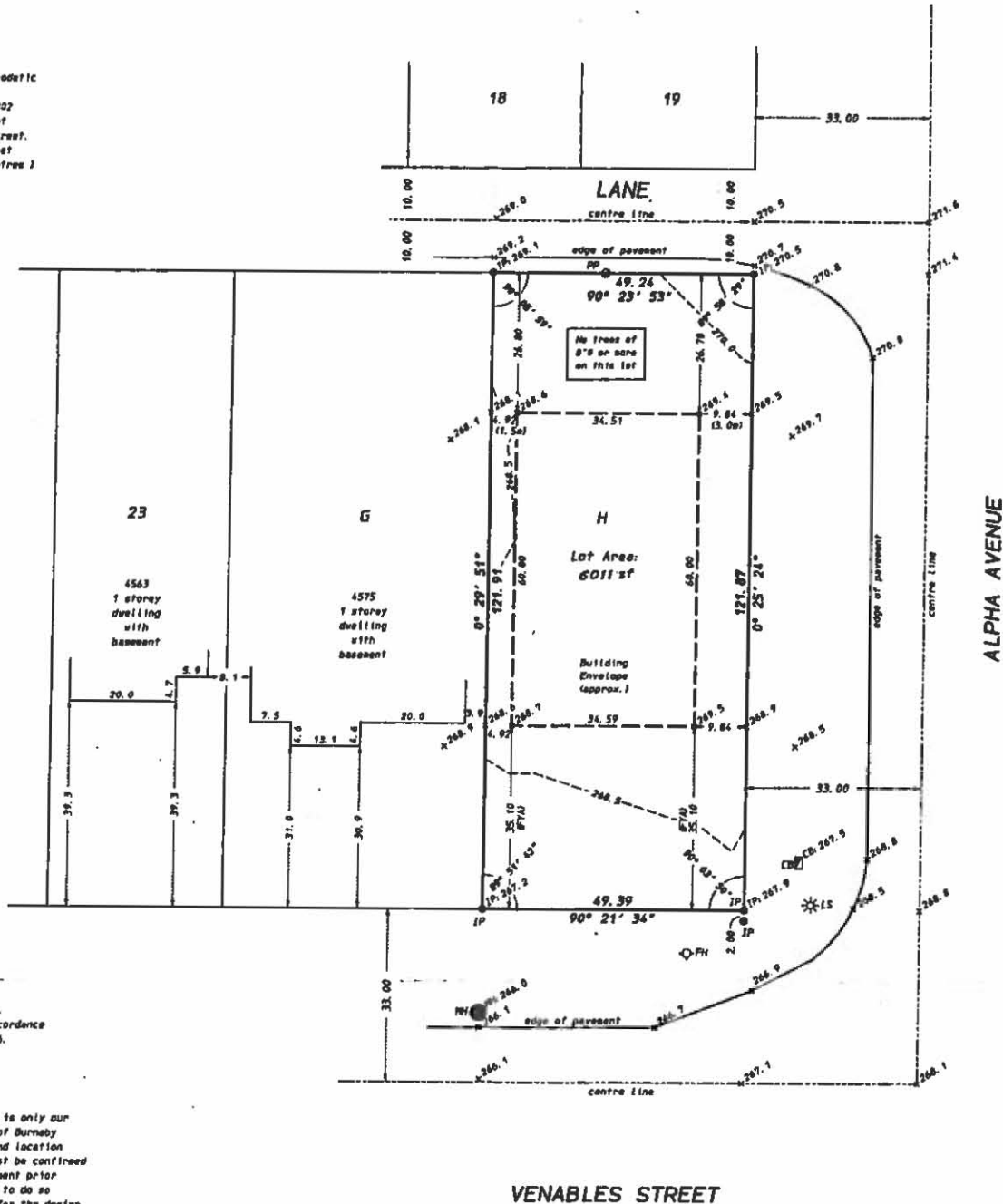
4589 Venables Street
 Burnaby, B.C.

ZONING: R5

NOTE:
 Elevations are based on geodetic datum.
 Bench Mark: Monument 77H6802 located at the SW corner of Alpha Avenue and Parker Street.
 B.M. Elevation = 255.55 feet (77.892 metres)

SCALE: 1 INCH = 16 FEET
 0 5 10 20 30 40 50
 All dimensions are in feet and decimals thereof unless otherwise indicated.
 Contour Interval: 1.5' feet.

RECEIVED
 DEC 05 2015
 BUILDING DEPARTMENT



NOTE:
 All trees are plotted in accordance with Burnaby Tree Bylaw 1996.

NOTE:
 The building envelope shown is only our interpretation of the City of Burnaby building bylaws. The size and location of the building envelope must be confirmed by the City Planning Department prior to any design work. Failure to do so places sole responsibility for the design onto the house designer.

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 This document is not valid unless originally signed and sealed.

CERTIFIED CORRECT:
 March 31, 2016

[Signature]
 BELS

- LEGEND:**
- IP Iron post
 - MH Manhole
 - CB Catch basin
 - PP Power pole
 - LS Loop standard
 - PH Fire hydrant
 - sf Square feet
 - ft Feet

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
4563	23	39.3	35.1
4575	G	30.9	
			MINIMUM
			19.7
			(6.0m)
	TOTAL	70.2	

Ken K. Wong and Associates
 Canada and B.C. Land Surveyors
 5624 E. Hastings Street
 Burnaby, B.C. V5B 1R4
 Telephone: (604) 294-8881
 Fax: (604) 294-0625
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