



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 SUKHDEV S BHAMBRA
Mailing Address 3353 GODWIN AVENUE
City/Town BURNABY Postal Code V5G 3R9
Phone Number(s) (H) 604-523-1799 (C) 604-341-3473
Email davebhambra@hotmail.com

Property

Name of Owner SUKHDEV BHAMBRA / KULDIP BHAMBRA
Civic Address of Property 5858 SPROTT ST
BURNABY B.C.

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 27/2017
Date

Sukhdev Bhambra
Applicant Signature

Office Use Only

Appeal Date 2017 march 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

ATT: CITY OF BURNABY

January 09-2017

RE: 5858 Sprott Street, Burnaby, B.C.

I would like to request the city of Burnaby to allow me to move the posts on my deck at rear of my new house under construction to the edge of the deck. This will make the deck to be more practical. The way it is now, it is far from practical, at first floor level, right now drop beam is not practical, it should be flush beam. Because drop beam limits the height under the deck for equipment like lawn mower, pressure washer Bikes etc. For example E&P grade 176.73 and 176.4 prospective

Main floor level 179.82 that leaves approximately 36" and you take 12" for floor and 12" for drop beam that only leaves about 12" below the drop beam. The flush beam will allow at least 24" space below the deck

On main floor there. The beam spanning +/- 20 feet will be at least 24" deep. It will spoil the total look of the deck. The Folding door will be very expensive. It does not make sense to spend so much on the folding doors to look at such a deep beam. If it was moved to the end of the deck I can put two more posts that will reduce the depth of the beam.

I wish my deck to be practical so that we can actually use it, especially for family functions. I hope I can see wedding for my kids in this house. I hope Burnaby would like to see house with more practical deck. I would like say that I am not asking for any additional coverage, It is still under the same roof area. As one of plan checker said to me, he said he can see the logic and the practicality behind it. But it is a decision that variance board can take.

Thanks


Sukhdev Bhambra



BOARD OF VARIANCE REFERRAL LETTER

DATE: January 24, 2017		<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>	
DEADLINE: February 7, 2017 for the March 2, 2017 hearing.			
APPLICANT NAME: Sukhdev Bhambra			
APPLICANT ADDRESS: 3353 Godwin Avenue			
TELEPHONE: 604-341-3473			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suit and attached garage			
ADDRESS: 5858 Sprott Street			
LEGAL DESCRIPTION:	LOT: 9	DL: 80	PLAN: 1892

Building Permit application BLD16-01026 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Section 104.11

COMMENTS:

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

- 1) To vary Section 104.11 – “Rear yard” of the Zoning Bylaw requirement for the minimum rear yard depth from 29.5 feet to 26.82 feet.

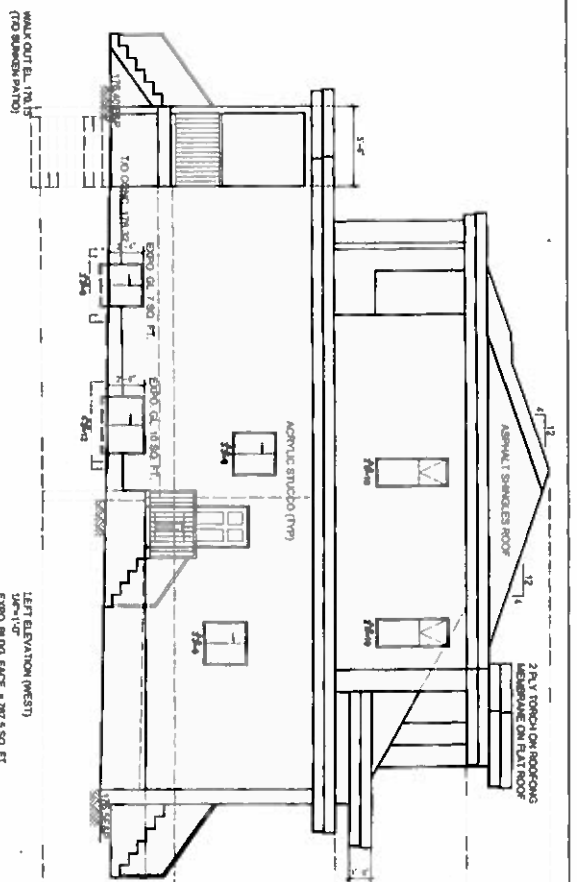
Fences and retaining walls will conform to the requirements of Section 6.14.

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.

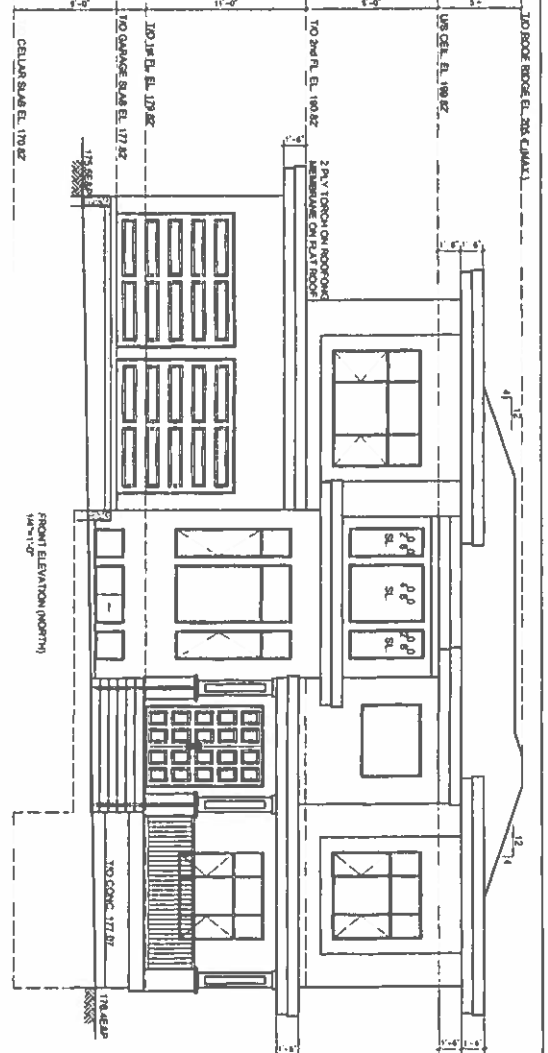
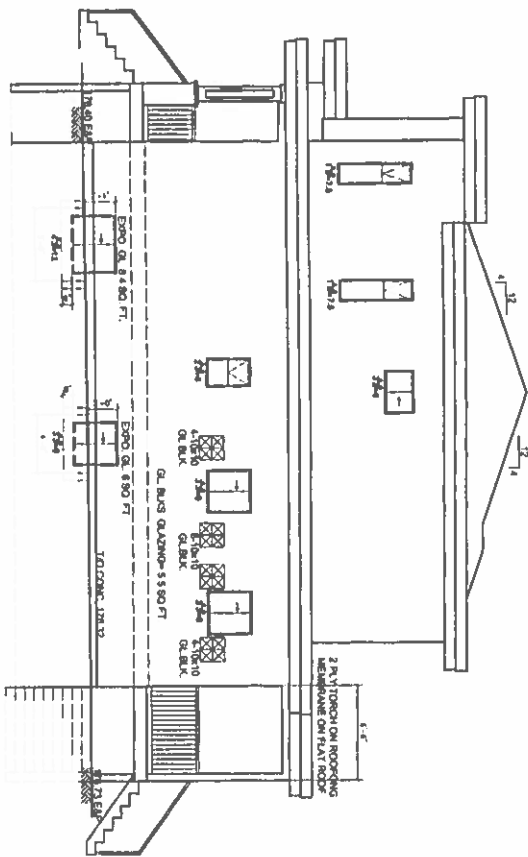
The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

LM

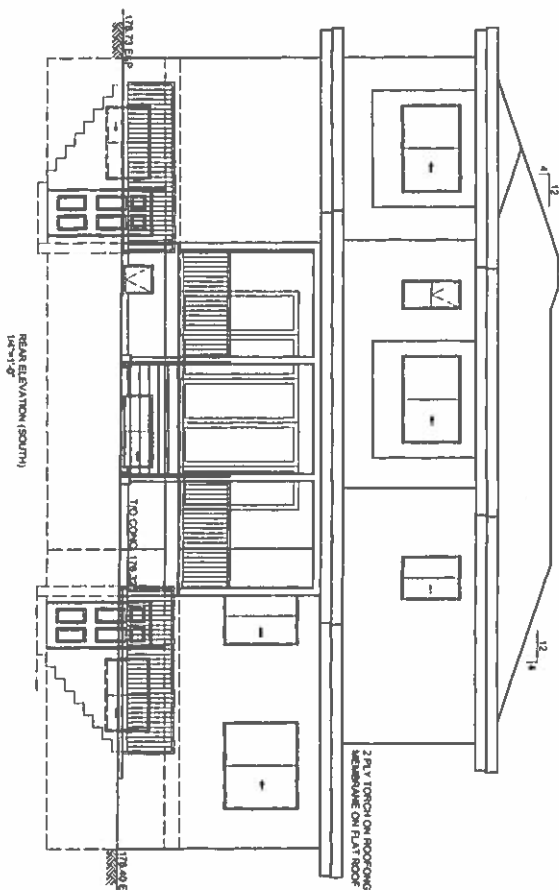
Peter Kushnir
Deputy Chief Building Inspector



LEFT ELEVATION (WEST)
 SLE=1.07
 EXPO. BLDG. FACE = 767.5 SQ. FT.
 ALLOW. OPENING = 614 SQ. FT. (8% OF 767.5 SQ. FT.)
 PROP. OPENING = 55.0 SQ. FT. LD = 0.07 FT.



FRONT ELEVATION (NORTH)
147-1-07

REAR ELEVATION (SOUTH)
14' 7" 0"

SHE: 5858 SPROTT ST. B8Y. BC	
SUKHDEV BHAMBRA RESIDENCE	
MAY 2016	DRN. G.B
BHOGAL DESIGNS, 7270-15 AVE. B8Y.	
TEL. 604-527-4078	SHT. 4 OF 4