



# 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 GURMINDER BILN  
Mailing Address 7770 SUSSEX AVE  
City/Town Burnaby Postal Code V5J-3W2  
Phone Number(s) (H) 604-435-9955 (C) 604-307-8294  
Email gurpreetbiln@hotmail.com

### Property

Name of Owner Gurminder Biln  
Civic Address of Property 7770 SUSSEX AVE  
Burnaby

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 6/Feb/2017

Applicant Signature [Signature]

### Office Use Only

Appeal Date \_\_\_\_\_ 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

**GURMINDER S. BILN**

*7770 Sussex Avenue*

*Burnaby, BC*

*V5J 3W2*

*Tel: (604) 435-9955*

February 6, 2017

City of Burnaby  
Board of Variance

**RE: 7770 Sussex Avenue, Burnaby, BC – Hardship Application**

Submissions:

- Building height is unchanged from original plans
- Roof elevations for the house are the same
- During landscaping excavation went over lowering the front yard
- Our intention was lowering the front yard made sense
  - Less dirt and pressure on south retaining wall
  - City sidewalk - only one step - safer when entering the yard
  - Less chance of water to back up, in best interest of neighbor
- Level yard safer for all – mailman, newspaper boy, tenants, guests, service personnel
- Side walk on north is just slightly under original plan specifications

We acted in good faith, all work is complete, financial hardship will result. We kindly request a variance being granted.

Sincerely,



Gurminder Biln



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> January 24, 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>
<b>DEADLINE:</b> February 7, 2017 for the March 2, 2017 hearing.			
<b>APPLICANT NAME:</b> Gurminder and Gurpreet Biln			
<b>APPLICANT ADDRESS:</b> 7611 Gray Avenue, Burnaby			
<b>TELEPHONE:</b> 604-307-8294			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling with secondary suite and detached garage			
<b>ADDRESS:</b> 7770 Sussex Avenue			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> A	<b>DL:</b> 157	<b>PLAN:</b> NWP11640

Building Permit application BLD14-01314 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R2 / Section 102.6(1)(a)

#### COMMENTS:

A building permit was issued on October 24, 2014 for the construction of a new single family dwelling with a secondary suite and a detached garage. The applicant is proposing to revise the approved drawings by requesting the following variance be granted:

- 1) To vary Section 102.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw from 29.5’ to 31.31’ measured from the front average grade. The principal building height measured from the rear average grade will be 27.82.

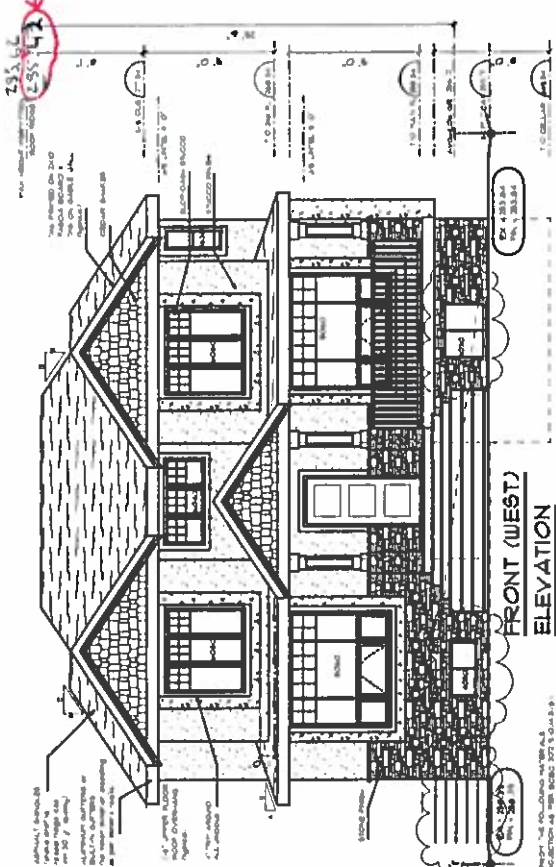
*Notes: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal may be required.*

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

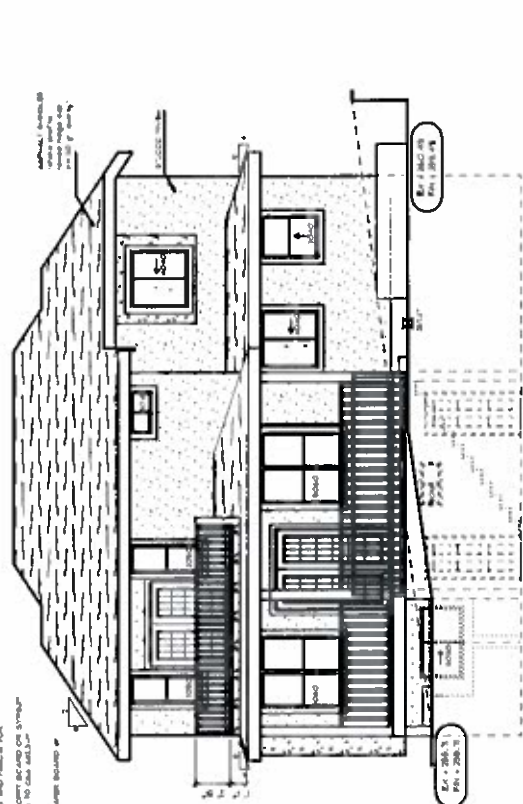
MS

Peter Kushnir  
Deputy Chief Building Inspector

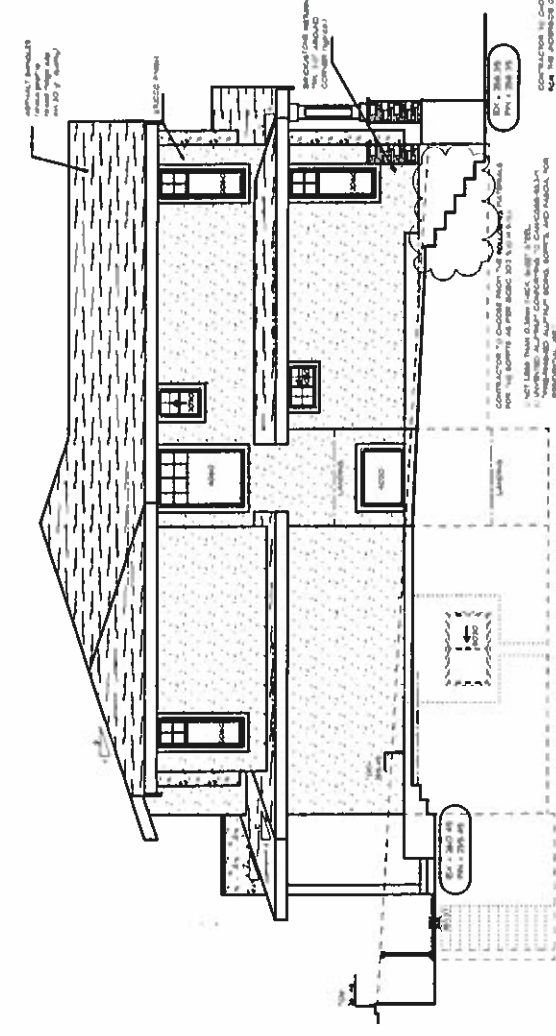
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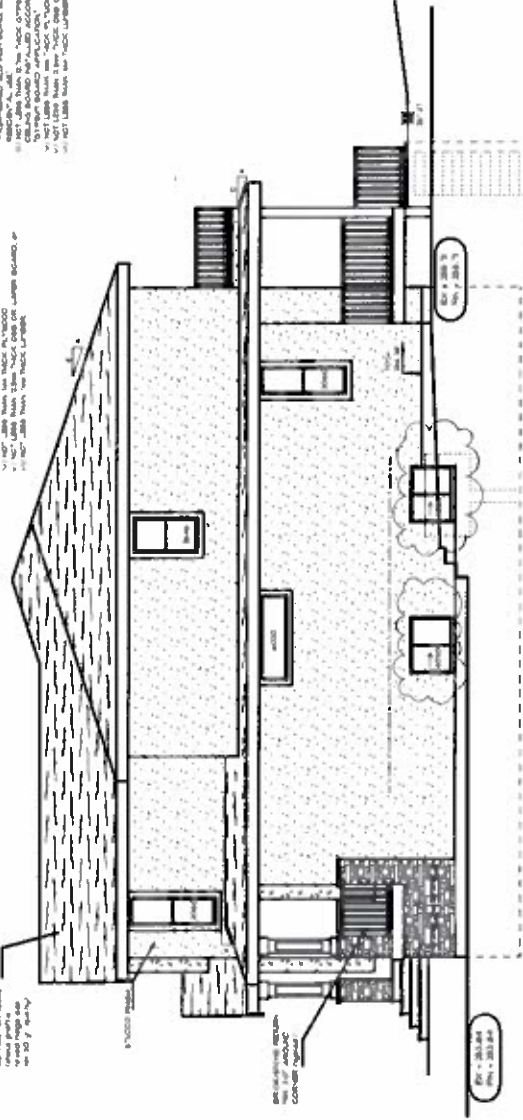
FRONT (WEST)  
ELEVATION



REAR (NORTH) ELEVATION



**LEFT (WEST) ELEVATION**



**RIGHT (WEST) ELEVATION**

TOTAL WALL AREA	26.30 SQ FT	NO. BOARD
LIFTING DISTANCE	5.50 FT	
PERCENTAGE AREA OF WINDOW OPENING	4.5%	
SNOW OPENING ALLOWED	64.00 SQ FT	
SNOW OPENING REQUIRED	4.00 SQ FT	

PROPOSED RESIDENCE for GURMINDER BILN (604-307-8294)  
ON 7770 SUSSEX AVENUE BURNABY B.C.

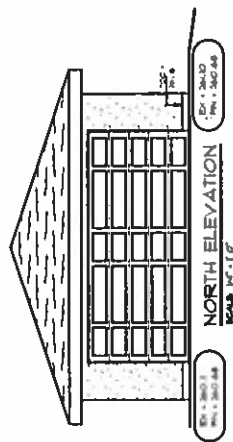
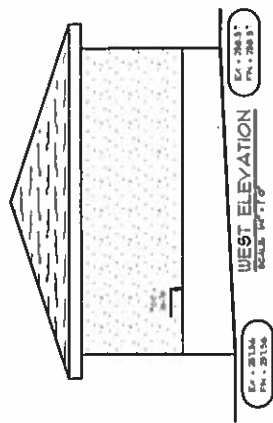
This drawing/design is the exclusive property of SMART HOME DESIGN Ltd. nobody is authorized to use or reproduce this drawings without the written approval from SMART HOME DESIGN Ltd.

DATE: AUGUST 14, 2014	SCALE: 1/4" = 1' 0"	PLAN: 10-2-04-14
		CITY: 603

4



**simplex**  
home design

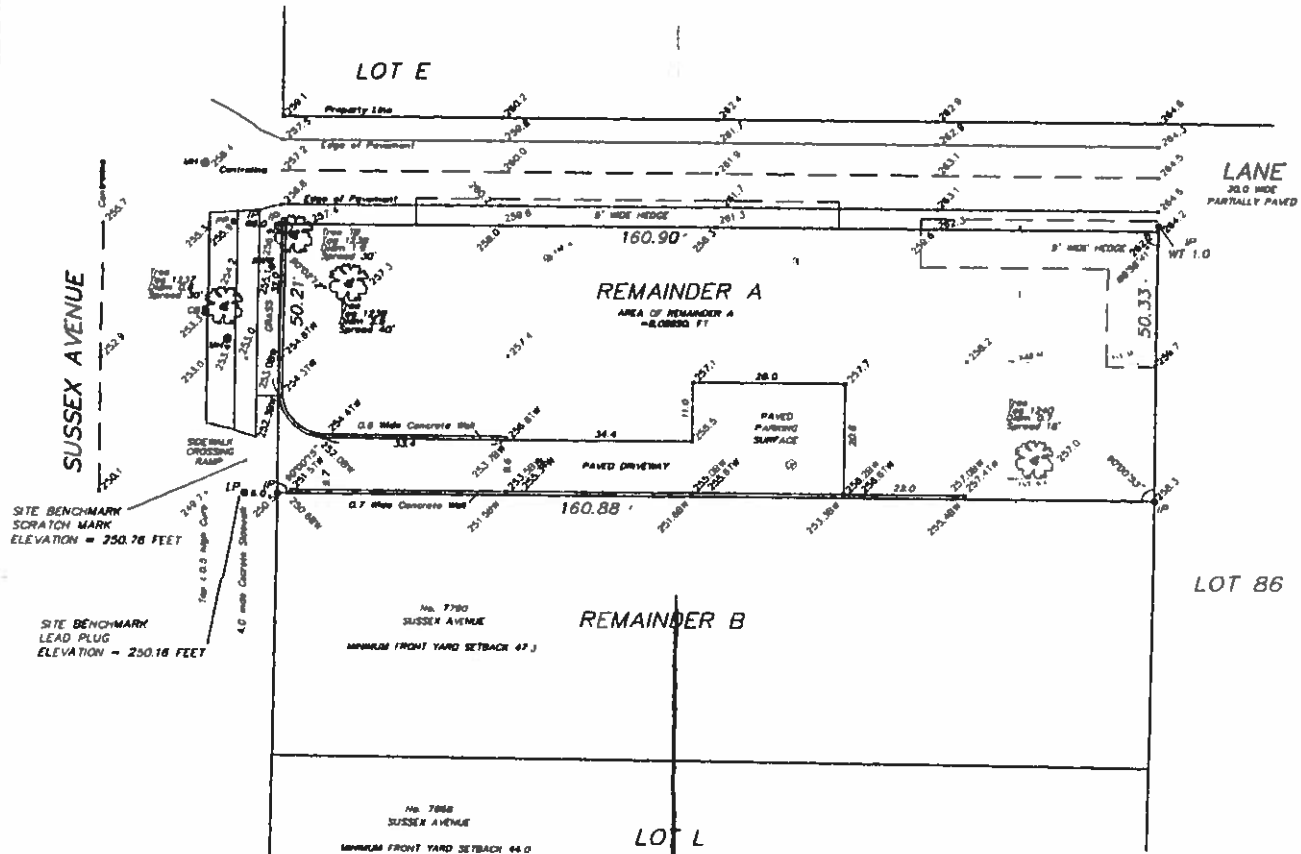


BLD14-01314

**B.C. LAND SURVEYOR'S CERTIFICATE OF  
SETBACKS WITH ELEVATIONS FOR LOT "A"  
EXCEPT: PLAN 51866; DISTRICT LOT 157  
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 11640**

**RECEIVED**  
SEP 05 2014  
BUILDING DEPARTMENT

CIVIC ADDRESS:  
7770 SUSSEX AVENUE  
BURNABY, B.C.



SITE BENCHMARK  
SCRATCH MARK  
ELEVATION = 250.76 FEET

SITE BENCHMARK  
LEAD PLUG  
ELEVATION = 250.16 FEET

**BUILDING ENVELOPE SETBACKS FOR R-2 ZONE:**

FRONT YARD AVERAGE = 45.7  
MINIMUM SIDE YARD = 4.9  
SUM OF SIDE YARDS = 11.5  
MINIMUM REAR YARD = 29.5

BUILDING ENVELOPE SHOWN IS ONLY AN APPROXIMATE  
INTERPRETATION OF CITY BUILDING BYLAWS. CONSULT  
CITY PLANNING DEPARTMENT FOR FINAL BUILDING  
ENVELOPE WHEN REQUIRED.

ALL TREES AND STUMPS HAVE BEEN PLOTTED AS  
REQUIRED BY BURNABY TREE BYLAW

LOT DIMENSIONS SHOWN ACCORDING TO POSTING PLAN  
EPP41174

BUILDING DIMENSIONS AND OFFSETS ARE TAKEN  
TO THE OUTSIDE OF THE MAIN WALLS.

PARCEL IDENTIFIER: 001-887-823

**LYON, FLYNN & COLLINS  
PROFESSIONAL LAND SURVEYORS**

100 - 1537 WEST 8TH AVENUE,  
VANCOUVER, B.C. V6H 1T9  
PHONE: 604-737-8777 FAX: 604-737-8784  
E-MAIL: lfc@lfcsls.net

**LEGEND:**

- \*250.3 DENOTES ELEVATION
- IP DENOTES IRON POST
- LP DENOTES LEAD PLUG
- MH DENOTES MANHOLE
- PP DENOTES POWER POLE
- BWW DENOTES BURNABY WATER WORKS
- CB DENOTES CATCH BASIN
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- WT DENOTES WINESS

ELEVATIONS ARE ON CVD28GYRD CITY OF BURNABY  
GEODETIC DATUM DERIVED FROM MONUMENT 435  
ELEVATION = 316.20 FEET

ALL DIMENSIONS OTHER THAN LOT DIMENSIONS  
ARE SHOWN TO THE NEAREST 0.1 FOOT

ADJACENT HOUSE SETBACKS		
HOUSE NO.	MINIMUM FRONT YARD SETBACK	AVERAGE
7780	47.3	81.3/2
7888	64.0	=
TOTAL	81.3	45.7

TREES			
TAG NO.	TYPE	DIAMETER	SPAN
1237	TREE	0.8	30
1238	TREE TB	1.8	30
1239	TREE	2.3	40
1240	TREE	0.7	18

CERTIFIED CORRECT  
9TH MAY 2014

*Paul Coll* B.C.L.S.

GARY BILN	
THIS PLAN IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED	SCALE : 1 INCH = 16 FT. DATE : 24TH APRIL 2014
THIS PLAN IS TO BE USED FOR DESIGN PURPOSES ONLY	OUR FILE : 14078TOPO YOUR FILE : CHK BWC DRWN BWC