



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 TODD SENFT (MARIA VOLK)
Mailing Address #202-338 W 8TH AVE
City/Town VANCOUVER Postal Code V5Y 3X2
Phone Number(s) (H) _____ (C) 604-835-4033
Email TODD@REVISIONRENOVATIONS.COM

Property

Name of Owner _____
Civic Address of Property 5520 FRANCES 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.

MAY 8TH / 2017
Date

M. Volk (for Todd)
Applicant Signature

Office Use Only

Appeal Date 2017 JUNE 01 Appeal Number BV# 6276

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**

Attn: Jantzen Quizon
Residential Plan Checker
City of Burnaby
Building Department
4949 Canada Way
Burnaby, BC

Owners: 

Subject Property: 5520 Frances Street, Burnaby BC

Re: Board of Variance Application

To the members of the Board of Variance:

We are appealing to the Board of Variance to allow the existing rear sundeck(s) remain in place. We ask the Board of Variance for your support and consideration in this matter.

A young couple recently purchased this single family home in the Capital Hill area of Burnaby.

The renovation plans for the home were submitted on September 9th, 2016. With an unfortunate incident within the building department at the City of Burnaby the permit application took much longer than anticipated. The City of Burnaby was great to work with as they issued the permit for the interior portion of the work separately from the exterior so we could move forward with the interior renovations. While the permit was being processed we learned that the previous owners did some deck renovations that do not meet current zoning by-law.

From our understanding in discussions with residential plan checkers at the City of Burnaby the main floor and upper floor deck are over the allowable amount of deck by approximately 200 square feet. We believe that it is the upper deck that pushed it over the allowable limit. The upper deck is set back over top of the existing living space of the home and does not protrude into the rear or side yard setbacks. The deck is also quite hidden and not very noticeable to the surrounding homes and does not block any neighbors views.

To ask this young couple to remove the upper deck, the hardships they would face would be lost view of the beautiful City of Burnaby and Capital Hill area, a significant expense of structural framing work, re-roofing, new insulation, siding, drywall repairs in the upper hallway, painting the new drywall & siding, decreased value of the home etc. The approximate costs for the construction portion range between \$40,000 to \$50,000.

The home is approximately 38 years old and had one owner since being built. The current deck(s) have been in place for many years and to date, as far as we know, there have not been any concerns raised by neighbors about the decks.

Other hardships that have been experienced include additional rental costs during the permit processing time, additional storage costs and additional commuting time to get their children to school from the current rental home.

We ask for the Boards sympathy in this situation and for this young couple who plan to make roots in the community with their children for the many years to come.

Best regards,

A handwritten signature in black ink, appearing to read "Todd J. Senft". The signature is fluid and cursive, with the first name "Todd" being more prominent.

Todd J. Senft
reVISION Custom Home Renovations Inc.

BOARD OF VARIANCE REFERRAL LETTER

DATE: May 2, 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: May 09, 2017 for the June 01, 2017 hearing.			
APPLICANT NAME: Todd Senft			
APPLICANT ADDRESS: #202 338 West 8 th Avenue, Vancouver			
TELEPHONE: 604 835 4033			
PROJECT			
DESCRIPTION: New rear sundeck to main floor and new sundeck on the upper floor only to an existing Single Family Dwelling			
ADDRESS: 5520 Frances Street			
LEGAL DESCRIPTION:	LOT: 3	DL: 127	PLAN: NWP1342

Building Permit application BLD17-00137 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Section 104.8(1)

COMMENTS:

The applicant has built an unauthorized rear sundeck to the main floor and an unauthorized sundeck on the upper floor on an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

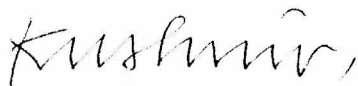
- 1) To vary Section 104.8(1) – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 60 feet to 65.06 feet.

The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans. A building permit BLD16-01530 has been issued for interior work only.

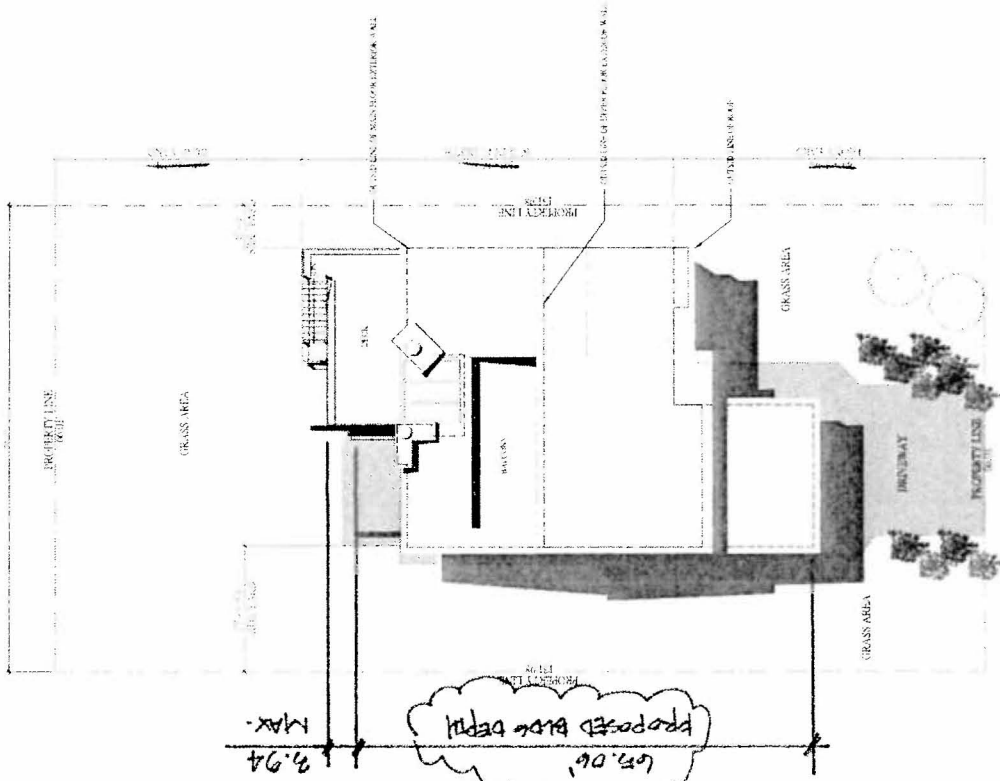
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.

All principal building projections into the resulting rear yard will conform to the requirements of Section 6.12

JQ



Peter Kushnir
Deputy Chief Building Inspector

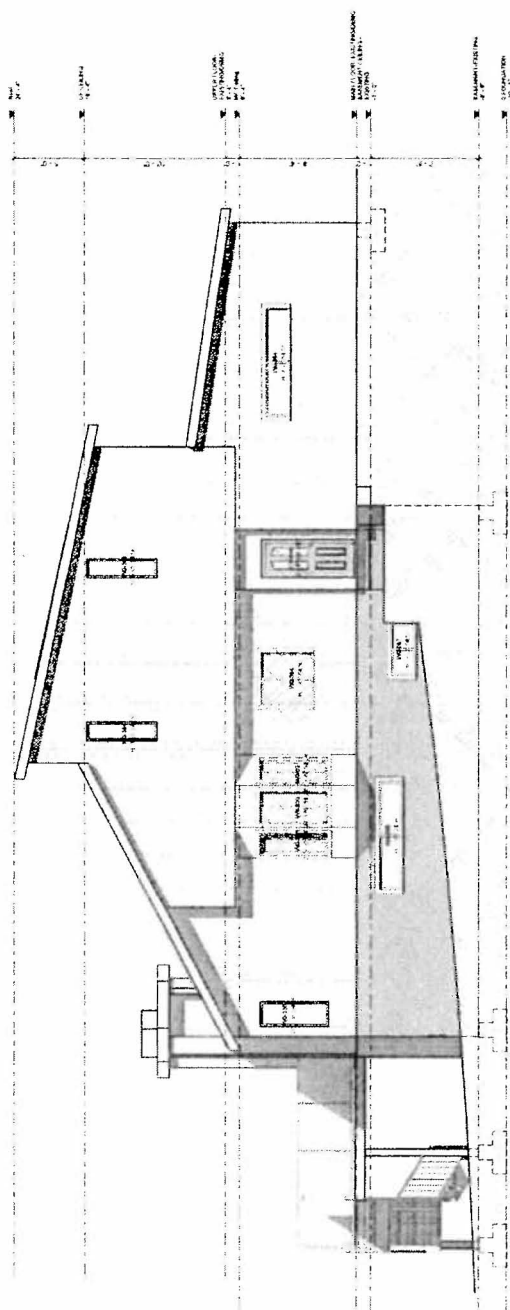


FRANCES ST

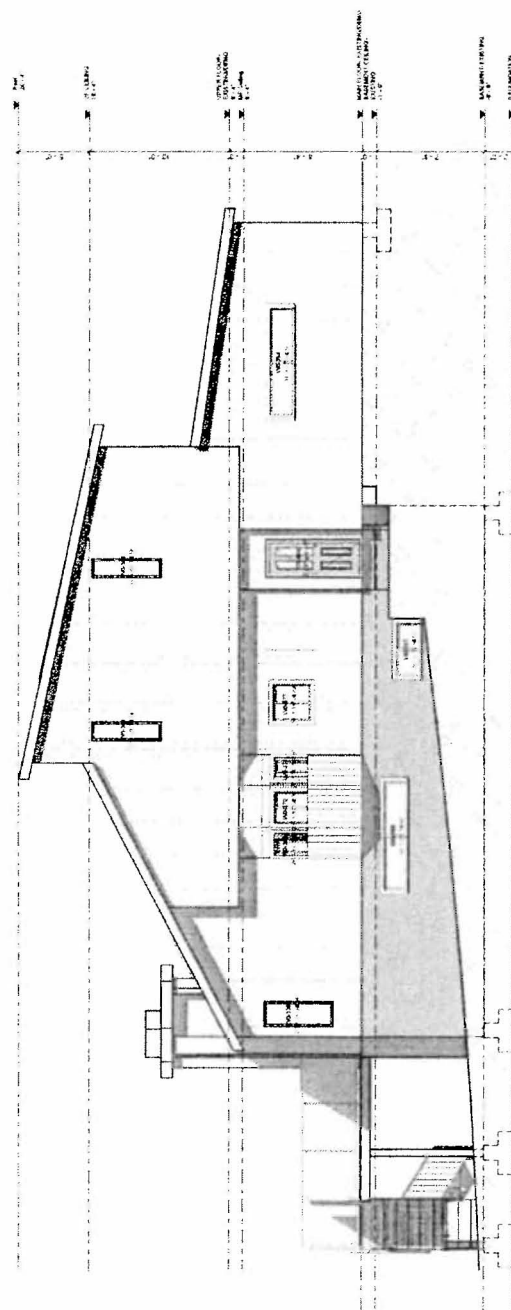
Site Plan Building Depth

1 1/8" = 1'-0"

Project Name	5520 Frances St Burnaby BC
Project Number	VB 177
Building Depth	
Scale	1/8" = 1'-0"
Date	20/04/2017
Drawn By	M/C
Checked By	
Approved By	
Revision	



1 EAST Elevation - EXISTING & DEMO
1/4" = 1'-0"

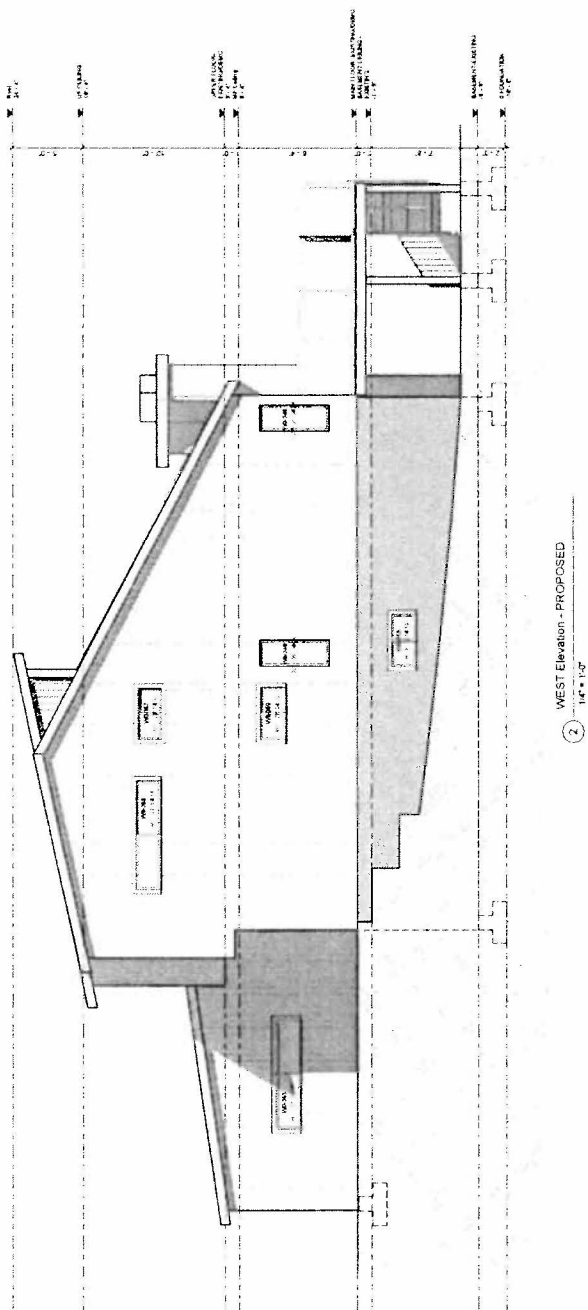
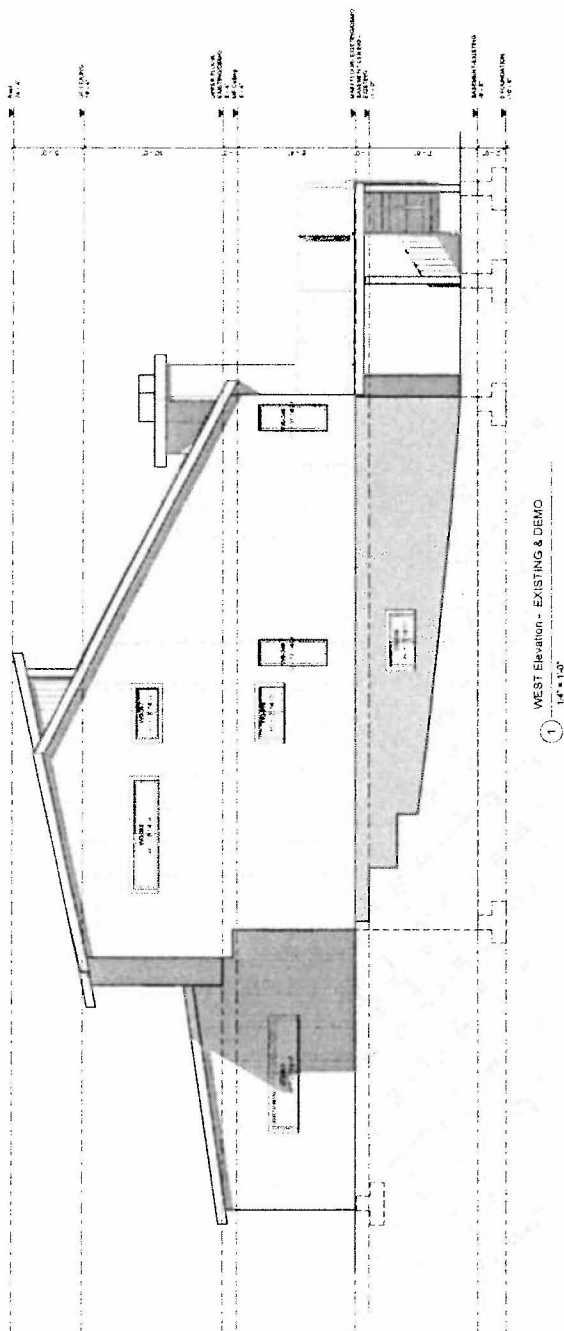


2 EAST Elevation - PROPOSED 14' x 15'

LEAD - PLAN

CS

[illegible]



WORLD - PLAN

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

[illegible]

520 Frances St Burnaby BC
S8 1T7

**BEST EXISTING &
PROPOSED
ELEVATIONS**

$$|A^* \pm 1, 0\rangle$$

01/01/2017

revised

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1. **Author:** [Name]
 2. **Title:** [Title]
 3. **Journal:** [Journal]
 4. **Volume:** [Volume]
 5. **Issue:** [Issue]
 6. **Page:** [Page]
 7. **Year:** [Year]