



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 Ray Lim
Mailing Address 27 WEST 48TH Avenue
City/Town VANCOUVER Postal Code V5Y 2Y5
Phone Number(s) (H) _____ (C) 604-719-2819
Email rlim@suivichomes.com

Property

Name of Owner MR Robin Arora
Civic Address of Property 4720 Fairlawn Drive

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 8, 2017
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2017 JUNE 01 Appeal Number BV# 6277

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

City of Burnaby
Burnaby, BC

May 2, 2017

Re: request for the construction of a garage at 4720 Fairlawn Dr., Burnaby

Dear Sir/Madam.

This is to request that I be allowed to construct a garage at my home at 4720 Fairlawn Drive, Burnaby.

My in-laws are living at this address and I rely on them often for baby-sitting and driving my 3 children to and from school and other duties. A garage would be very useful for them particularly with so many rainy days here.

Furthermore, all our neighbours and in fact all the houses on our street were constructed around the same time and they all have garages. I've attached several pictures for your reference.

Unfortunately I am unable to bear the cost of re-developing the retaining wall in the backyard as I've already invested substantially in the renovation of my home so that my in-laws and children have a safe place to stay.

I would very much appreciate that the construction of this garage be granted and I look forward to hearing from you at the earliest.

Thank you,



Sincerely,
Robin Arora
Owner on title of 4720 Fairlawn Dr.



BOARD OF VARIANCE REFERRAL LETTER

DATE: May 01, 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>	
DEADLINE: May 09, 2017 for the June 01, 2017 hearing.			
APPLICANT NAME: Rey Lim			
APPLICANT ADDRESS: 27 West 48 th Avenue, Vancouver V5Y 2Y5			
TELEPHONE: 604-719-2819			
PROJECT			
DESCRIPTION: New detached garage with an existing single family dwelling			
ADDRESS: 4720 Fairlawn Drive			
LEGAL DESCRIPTION:	LOT: 19	DL: 123	PLAN: 15924

Building Permit application BLD17-00196 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R10 / Section 6.6(1)(c)

COMMENTS:

The applicant proposes to build a new detached garage on a lot with 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 6.6(1)(c) – “Accessory Buildings and Uses” of the Zoning Bylaw from 3.94 feet to 0.5 feet for the required minimum setback from any lane.

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



PROPOSED SCOPE OF WORK

To construct a new two-car garage on the existing elevated rear of the property. The area near the line contains an existing retaining wall. Secondary suite parking will be provided on a parking pad to the southeast of the garage addition.

VARIANCE REQUESTED

Garage setback from rear property line required 3.8' indicated 0.5'

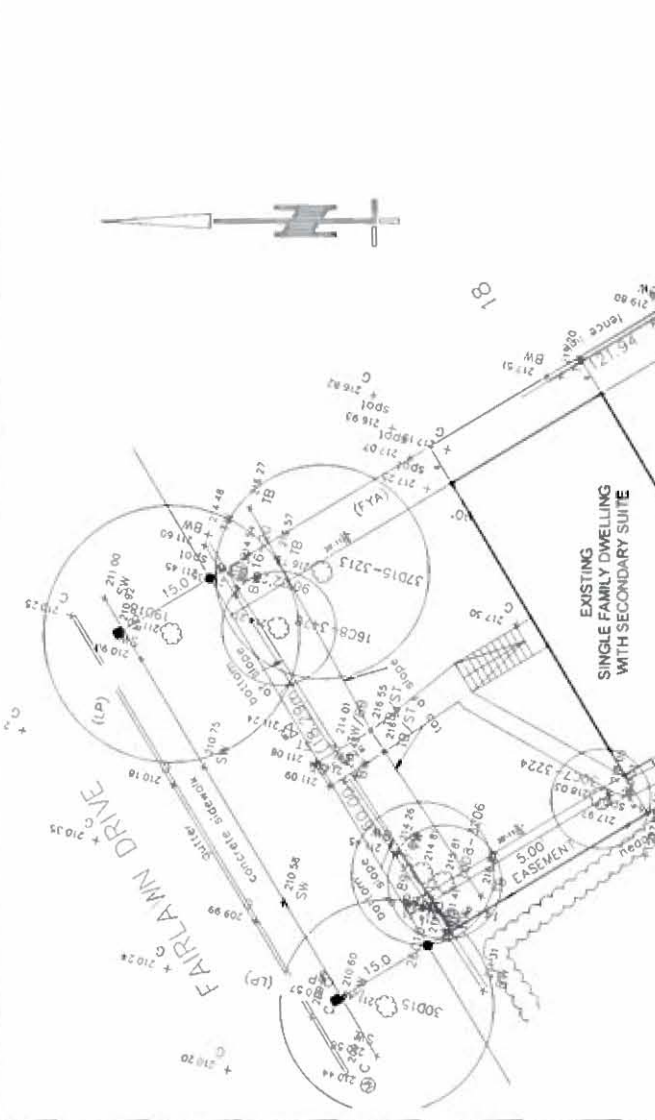
PROJECT INFORMATION

4720 Fairlawn Dr. Burnaby, BC
Lot 18 Block 108 District Lot 123 Group 1, New Westminster Plan 15924

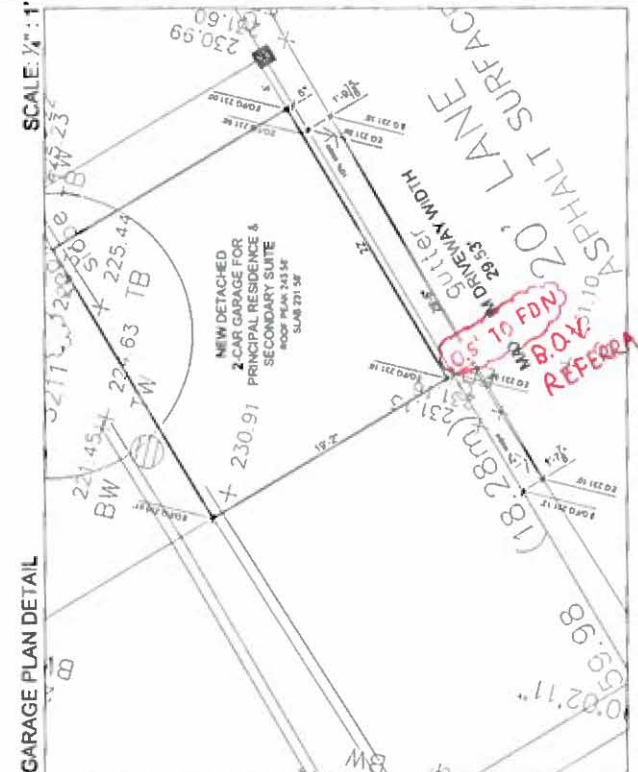
Zone R10
Setback 3.180 m
Allowable Max. Lot Coverage 2.828 m²
Existing 1.157 m²
Proposed 4.235 m²

GENERAL NOTES

- All construction to conform to British Columbia Building Code (BCBC).
- Builder must ensure that all work performed on site complies with the City of Burnaby's requirements and standards. Builder must verify the proposed work and the proposed setbacks and setbacks with the City of Burnaby's requirements and standards. Such verification should be noted on site at a prominent location and be updated by the engineer at regular intervals.
- Footings for foundation must be set on undisturbed ground, rock or compacted granular fill (9.13.2) and be below the first line 1" below grade. It is the Builder's responsibility to have the foundation designed by a Structural Engineer. A Geotechnical Engineer may be required.
- Concrete to be a minimum 25MPa @ 28 days. 100mm along exterior walls and interior walls.
- Foundation to be designed by a Structural Engineer (9.3.1). 25 MPa for the garage wall and interior walls.
- Roof to be Douglas fir No. 2 or better grade (9.3.2.2).
- Roof joists are 20' x 27' 5" (9.19.2.1). Vording are 1200 (9.19.1.2).
- Security blocks to be used between all exterior doors (9.8.8).
- These design must be submitted before form construction and all required drawings as designed by Structural Engineer must be on file.
- Windows and skylights - New windows shall conform to window standards as per 9.7.2 and glass installation as per 9.7.3 and must be NFPA-compliant. Skylights shall conform to standards as per 9.7.7. Windows located within 3' of an exterior door shall have safety glass, where glass is tempered glass.
- All joint loads including those of window openings must be fully.



GARAGE PLAN DETAIL





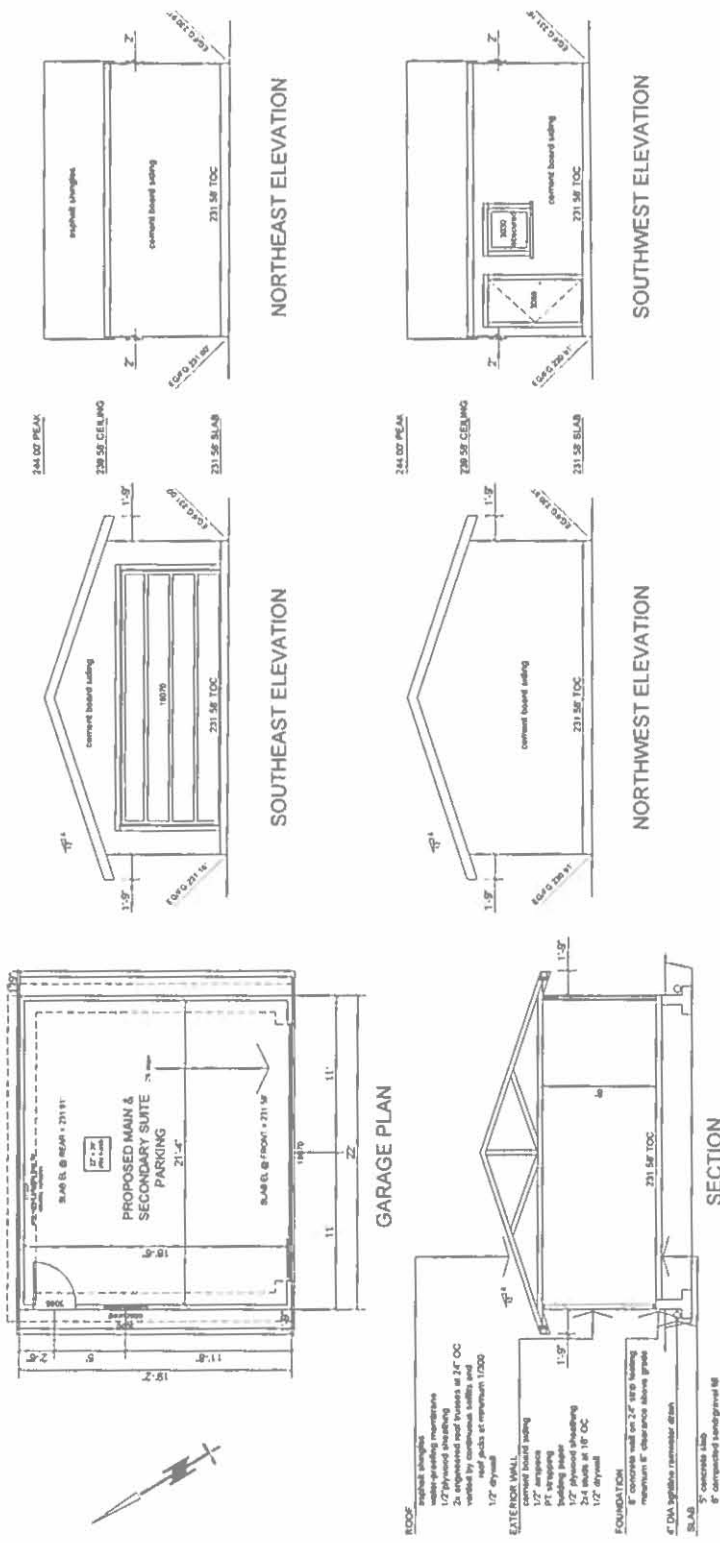
Sylvic Homes
77 West 40th Avenue
Westminster, CO 80030
303.427.4347

Site Address
4720 Fairlawn Dr, Burnaby, BC
Lot 19 Block 108 District Lot 123 Group 1, New Westminster Plan 15924
GARAGE PLAN, ELEVATIONS AND SECTION

Date: Feb 2017
Scale: 1/4" = 1'-0"
Drawn: R.S.

Site Address
4720 Fairlawn Dr
Burnaby, BC
V5C 2S1

GARAGE PLAN
Sheet 1 of 2



SECTION

GARAGE PLAN

NORTHEAST ELEVATION

SOUTHEAST ELEVATION

SOUTHWEST ELEVATION

NORTHWEST ELEVATION