



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 Sarban Rai - RAI Development
Mailing Address 757 E. 54th Ave
City/Town VANCOUVER Postal Code V5X 1L8
Phone Number(s) (H) _____ (C) 604.771.7477
Email Samrai05@hotmail.com

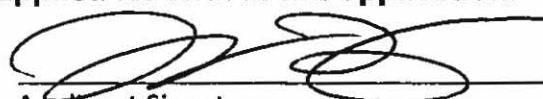
Property

Name of Owner Megumi Mizuno, John Adams, Sachiko Mizuno
Civic Address of Property 4537 Marine Dr., Burnaby
V5J 3G1

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 4 / 17

Date


Applicant 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

April 26, 2017

Megumi Mizuno and John Adano
4537 Marine Drive
Burnaby, BC

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

Re: 4537 Marine Dr., Burnaby, BC

To the City of Burnaby Board of Variance,

We are requesting a small variance to the required set back of our home (approximately 4 feet).

Our neighbor to the west of us has an excessively set back home. Our current home is already much further forward compared to his home. Granting us this variance would not impede his view. We believe his home's set back is creating an unusual front yard set back average for other homes on our block.

Also, our lot is situated at a curve in the road. Because of this curve, our lot itself is already set back further than our neighbors to the east of us.



I have lived in Burnaby for over 37 years. When I got married, I knew I wanted to raise my children in this city. The price of real estate in the Lower Mainland is very high. We are not able to purchase a different home in this city that will meet the needs of our growing family and our aging parents. Our solution is to build a house that we can call home for the rest of our lives. We don't want to move further east. Burnaby is our home.

Thank you for your consideration,

Megumi Mizuno & John Adano



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 9, 2017 for the June 1, 2017 hearing.			
APPLICANT NAME: Sarban Rai			
APPLICANT ADDRESS: 757 East 54 th Avenue, Vancouver, BC			
TELEPHONE: 604-771-7477			
PROJECT			
DESCRIPTION: New single family dwelling with attached garage			
ADDRESS: 4537 Marine Drive			
LEGAL DESCRIPTION:	LOT: A	DL: 157	PLAN: 17543

Building Permit application BLD17-00106 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / 102.8(1)

COMMENTS:

The applicant proposes to build a new single family dwelling with an 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 102.8(1) – "Front yard" of the Zoning Bylaw requirement for the minimum front yard depth from 46.28 feet (based on front yard averaging) to 24.60 feet.

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 front yard will conform to the requirements of Section 6.12.

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

MS

Peter Kushnir
Deputy Chief Building Inspector

[illegible]

Property Name	Property Address	Property Value	Property Type	Property Age	Property Condition
4515 Marine Drive		79.10	ft		
4527 Marine Drive		54.98	ft		
4549 Marine Drive		28.51	ft		
4559 Marine Drive		22.51	ft		
Total		185.10	ft		
Average		46.28	ft		

All distances are in feet.



RECEIVED
JAN 23 2011

BUILDING DEPARTMENT

20' LANE
ASPHALT SURFACE

eaves of garage
- 6"± onto Lot A

83

6,047 sq. ft.

~~Proposed
Building
Envelope
#4537~~

E

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PID: 010-293-329

FILE: 16976TP