



## 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 LUCKY Jawanda.  
Mailing Address 8489-12 AVE Burnaby  
City/Town Burnaby Postal Code V3N 2L8  
Phone Number(s) (H) 604-764-5537  
Email LUCKY118@Hotmail.com

#### Property

Name of Owner LUCKY 8 SONS Development Ltd  
Civic Address of Property 1135 XORSTON COURT  
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.

01 MAY 2017  
Date

S.P. Dano  
Applicant Signature

#### Office Use Only

Appeal Date 2017 June 01 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

## Hardship Letter

To whom it may concern,

This hardship letter is in regards to 1135/1137 Yorston Court. The Residential District (R4) zoned property under rule 104.9 requires the front yard be provided of not less than 7.5m (24.6 ft.) in depth, except that on a lot where the average front yard depth of the two adjacent lots on each side is more than the ~~is~~ required front yard by at least 1.5m (4.9 ft.), then the front yard shall not be less than that average, subject to section 6.12 (2.1). The adjacent property, 1206 Yorston Court, has a frontage of 174.28 m. As a result of the adjacent property being so large, I am having hardships with my application. Therefore, I request the approval of the variance, in order to have reasonable use and enjoyment of my property.

Thank you,

Lucky Sawanda

S. D. Sawanda



## BOARD OF VARIANCE REFERRAL LETTER

|                                                                                   |          |                                                                                                                                                                                |             |
|-----------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| DATE: April 19, 2017                                                              |          | <i>This is <u>not</u> an application.<br/>Please submit this letter<br/>to the Clerk's office<br/>(ground floor) when you<br/>make your Board of<br/>Variance application.</i> |             |
| DEADLINE: May 9, 2017 for the June 1, 2017 hearing.                               |          |                                                                                                                                                                                |             |
| APPLICANT NAME: Lucky Jawanda                                                     |          |                                                                                                                                                                                |             |
| APPLICANT ADDRESS: 8469 12 <sup>th</sup> Avenue, Burnaby                          |          |                                                                                                                                                                                |             |
| TELEPHONE: 604-764-5537                                                           |          |                                                                                                                                                                                |             |
| PROJECT                                                                           |          |                                                                                                                                                                                |             |
| DESCRIPTION: New two family dwelling with attached garage and accessory building. |          |                                                                                                                                                                                |             |
| ADDRESS: 1135 / 1137 Yorston Court                                                |          |                                                                                                                                                                                |             |
| LEGAL DESCRIPTION:                                                                | LOT: 468 | DL: 135                                                                                                                                                                        | PLAN: 53876 |

Building Permit application BLD17-00102 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R4 / Section 104.9

#### COMMENTS:

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

- 1) To vary Section 104.9 – “Front yard” of the Zoning Bylaw requirement for the minimum front yard depth from 73.1 feet (based on front yard averaging) to 24.6 feet.

*Note: 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.*

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

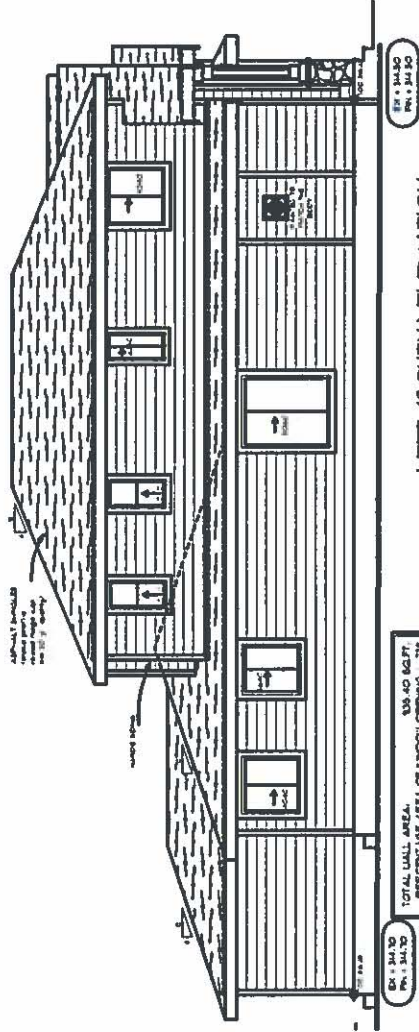
*The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.*

CN

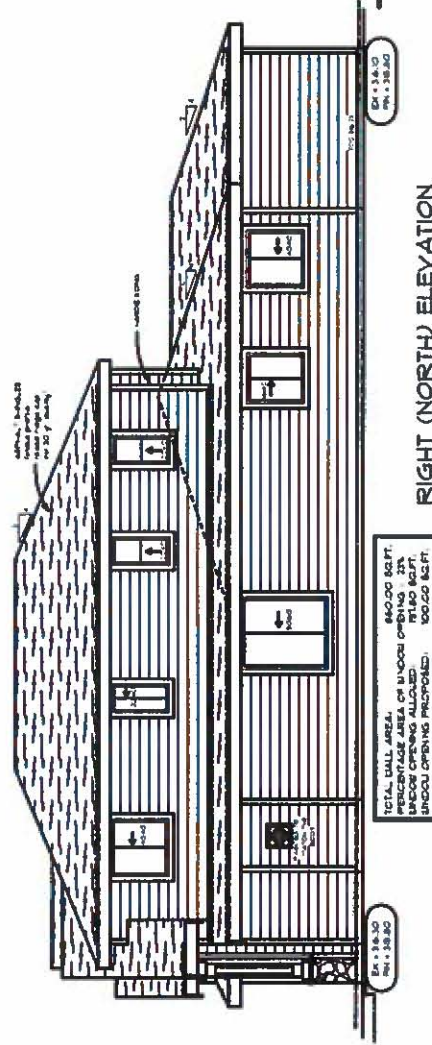
Peter Kushnir  
Deputy Chief Building Inspector







LEFT (SOUTH) ELEVATION



RIGHT (NORTH) ELEVATION

PROPOSED RESIDENCE for Mr. HARRY JUANDA (604-764-5537)  
ON 1135 YORSTON COURT, BURNABY

This drawing is the exclusive property of the designer and is not to be reproduced or used in any way without the written approval of the designer.

DATE: JAN 2017  
DRAWN BY: [Signature]

DATE: 10-4-17  
DRAWN BY: [Signature]

5

simple design  
home design  
1135-1137 11th Street, Burnaby, BC V5C 1A1  
Tel: 604-764-5537

# POSTING PLAN OF LOT 468 DISTRICT LOT 135 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53876

PLAN EPP68818

Pursuant to Section 68 of the Land Title Act  
B.C.G.S. 92G.026

RECEIVED  
JAN 23 2017  
RECORDS DEPARTMENT

0 10 20 30 40 50  
The intended plot size of this plan is 500 width by 432 in height  
(C size) when plotted at a scale of 1:500.

## Legend:

- ⊕ - Control Monument Found
- ⊙ - Standard Iron Post Found
- - Lead Plug Found
- - Standard Iron Post Placed
- PP - Posting Plan
- SI - Witness
- MF - Marking Found

## Note:

This plan shows one or more witness posts which are set along the production of property boundary unless otherwise stated.

Some posts and lines have been supported for clarity.

Integrated Survey Area No.25  
City Of Burnaby, NAD83 (CSRS)  
4.0.0.BC.1.GVRD

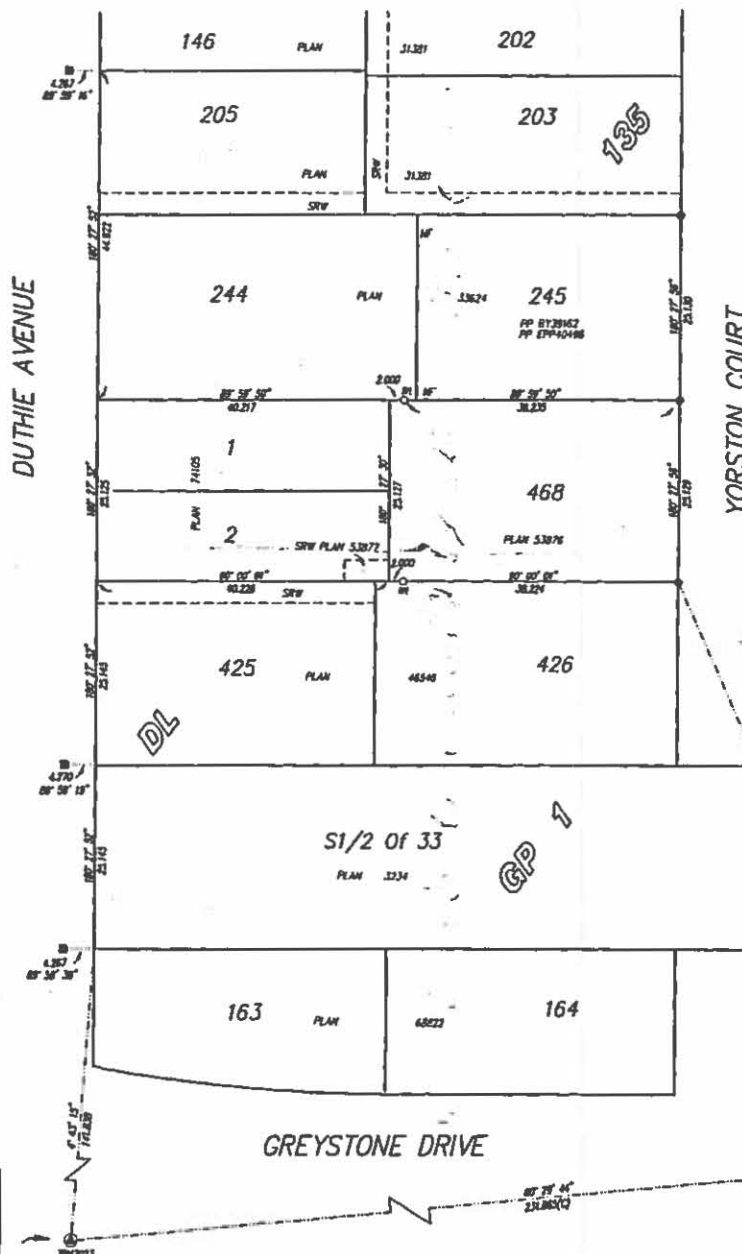
Grid bearings are derived from observations between  
geodetic control monuments 78H7023 and 78H7025.

This Plan shows horizontal ground-level distances unless otherwise  
specified. To compute grid distances, multiply ground-level distances  
by the average combined factor of 0.9995879 which has been derived  
from geodetic control monuments 78H7023 and 78H7025.

The UTM coordinates and estimated horizontal positional  
accuracy achieved are derived from the MASCO  
published coordinates and standard deviations for  
geodetic control monuments 78H7023 and 78H7025.

Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD  
UTM Zone 10  
UTM Northing: 5457848.614  
UTM Easting: 503381.813  
Point Combined Factor: 0.9995884  
Estimated Positional Accuracy: 0.08m

Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD  
UTM Zone 10  
UTM Northing: 5457762.758  
UTM Easting: 503583.528  
Point Combined Factor: 0.9995883  
Estimated Positional Accuracy: 0.08m





TOPOGRAPHICAL PLAN OF LOT 468 DISTRICT LOT 135  
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53876

PEI: 002-854-814  
City Address: 1125 Yarrow Court,  
City of Burnaby

RECEIVED  
JAN 23 2011  
REGISTRATION 007-0070000

Scale 1 inch=15 feet  
The intended use of this plan is shown on the title page in large  
letters and shall be a guide to the user.  
All Distances and Elevations are in Feet and Decimals Thereof  
Unless Otherwise Stated.  
Notes: These purchased by the City of Burnaby 1998 are shown

Legend

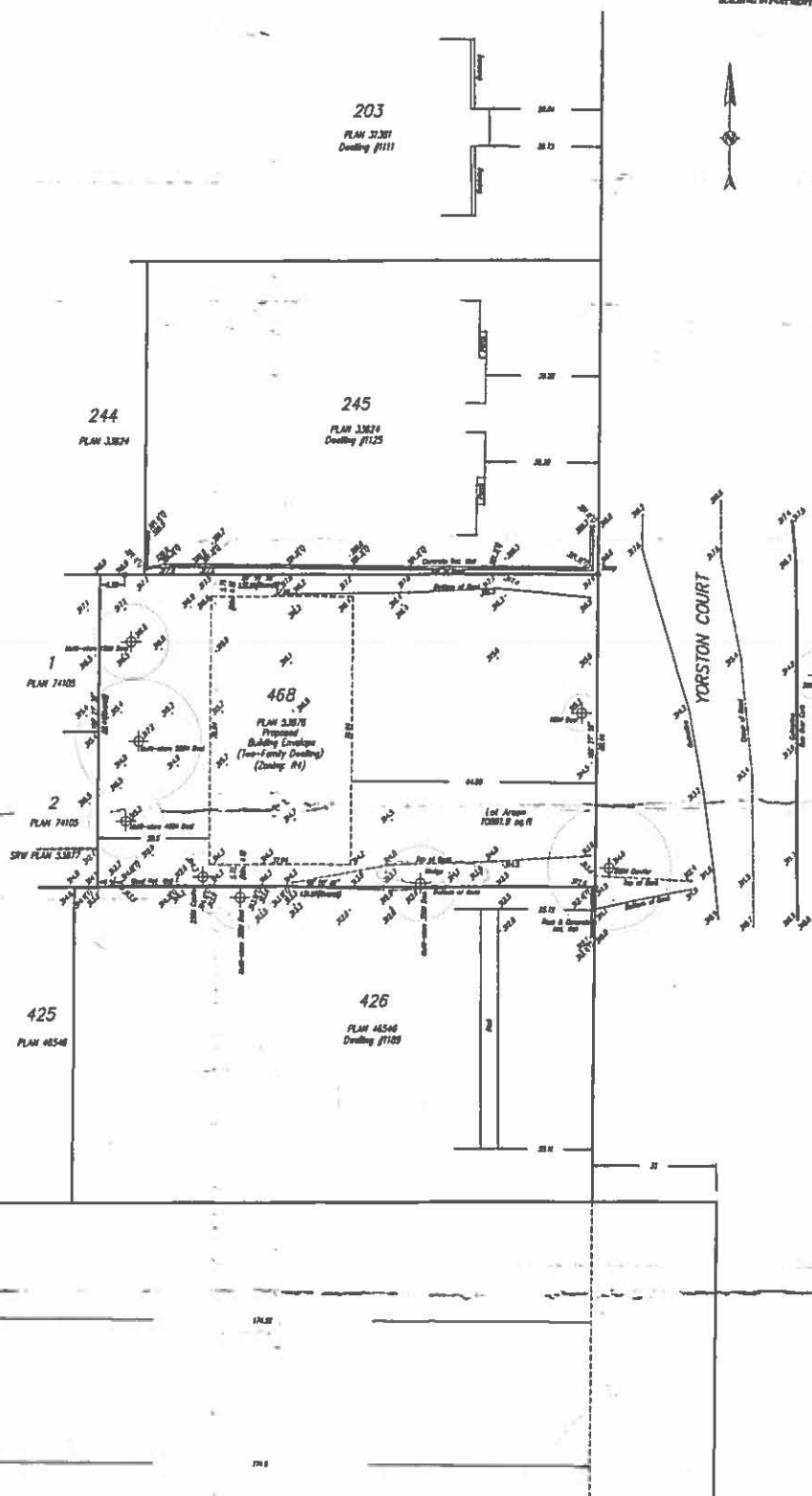
- - Standard Iron Post
- - Lot Flag
- ⊕ - Tree (Dimension to top and bottom)
- ⊖ - Tree (Dimension to top and bottom)

Surveys  
(T) - Elevations of top of soil

Summary of  
Subdivisions

| Lot      | Front  | Address |
|----------|--------|---------|
| 243      | 24.72  | 9111    |
| 244      | 33.30  | 9125    |
| 426      | 24.15  | 9129    |
| S 1/2 33 | 174.30 | 9105    |

Average = 84.86



Notes:  
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is for the exclusive use of the owner.  
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transmission, alteration, distribution, or other copies of this document  
in whole or in part without the prior written consent  
of the undersigned.  
Building envelopes shown in any jurisdictions  
For interpretation of City Building Envelope  
please consult Planning Department for that  
building envelope when required.

Standard Notes:  
Distances are shown  
Referenced to Standard 700/700  
Standard Direction: 304.36(10.70m)  
Dist bearings are derived from observations between  
points of control measurements 700/700 and 700/700.  
Lot dimensions are based on Field Plan 07000000

This is a verified survey and is valid only with respect  
to the measurements as shown herein and located on  
the 15th day of December, 2008, at 11:00 AM.  
LARRY YARR  
City of Burnaby  
City Engineer  
Original Signed and Sealed at