



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 Anthony LAU 廖
Mailing Address 8280 17th AVE
City/Town BURNABY Postal Code V3N 1M8
Phone Number(s) (H) 604-808-6845 (C) _____
Email ckl98@yahoo.com

Property

Name of Owner ANTHONY LAU & THANH HA NGUYEN
Civic Address of Property 8280 17th AVE BURNABY B.C.
V3N 1M8

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.

JUNE 08, 2017

Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2017 July 06 Appeal Number BV# 6285

Required Documents:

- ☐ Fee Application Receipt
- ☐ Building Department Referral Letter
- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property

CITY OF BURNABY

JUN 08 2017

CLERK'S OFFICE

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

June 8, 2017

City of Burnaby
4949 Canada Way, Burnaby B.C.
V5G 1M2

Attention: Board of Variance

Dear Sirs/Mesdames:

Re: 8280 17th Ave, Burnaby B.C V3N 1M8

Legal Description: Lot 24, BLK 2, Dist Lots 25 and 27, Group 1, NW PL 14537

We are applying for a permit to do an extension on our home. We have been notified by the City that the shed was built without a permit and is now in question regarding the removal of it.

This existing shed is attached to the garage, located on the east side of the property facing south by a laneway, encroaching by just over 9". The shed sits behind a fence and was built sometime between 2004-2006, according to the City of Burnaby.

The home was purchased in September 2016 and a full home inspection was completed prior to moving into the property. We were not aware, nor were we advised of the existing shed built without a permit.

We do not believe this shed is causing any disturbances to our neighbours, nor is it affecting any persons, objects, etc., as it is blocked by the existing fence located at the corner of a laneway. We have never received any complaints from any of our neighbors who live directly behind, across or from anyone else for that matter.

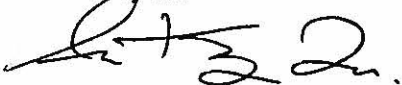
We are asking the Board if they will allow this structure to be left as it is as we are a young growing family of 3. Because the shed is attached to the garage, it is not an easy or cost effective structure to remove.

We are planning to have another baby and require the storage space that a young family will need. My wife has an existing illness which effects her ability to work full time and my son is a 2-year-old who requires full time daycare. All of these factors will become a financial hardship for our family if this existing shed is to be removed, repaired or replaced.

Thank you for your consideration.

Yours very truly,

Anthony Lau



Heidi Nguyen





BOARD OF VARIANCE REFERRAL LETTER

DATE: June 7, 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: June 13, 2017 for the July 06, 2017 hearing.			
APPLICANT NAME: Anthony Lau			
APPLICANT ADDRESS: 8280 17 th Avenue, Burnaby, V3N 1M8			
TELEPHONE: 604-808-6845			
PROJECT			
DESCRIPTION: Addition to main floor only and interior alterations to an existing single family dwelling, and an addition to an existing detached garage			
ADDRESS: 8280 17 th Avenue			
LEGAL DESCRIPTION:	LOT: 24	DL: 25/27	PLAN: 14537

Building Permit application BLD17-00218 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(2)(d)

COMMENTS:

The applicant proposes to build an addition to main floor only and interior alterations to an existing single family dwelling, and has built an unauthorized addition to an existing detached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

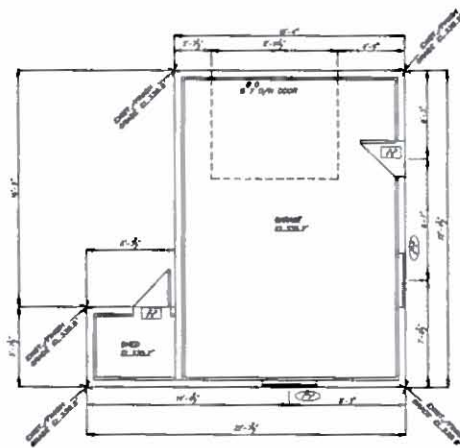
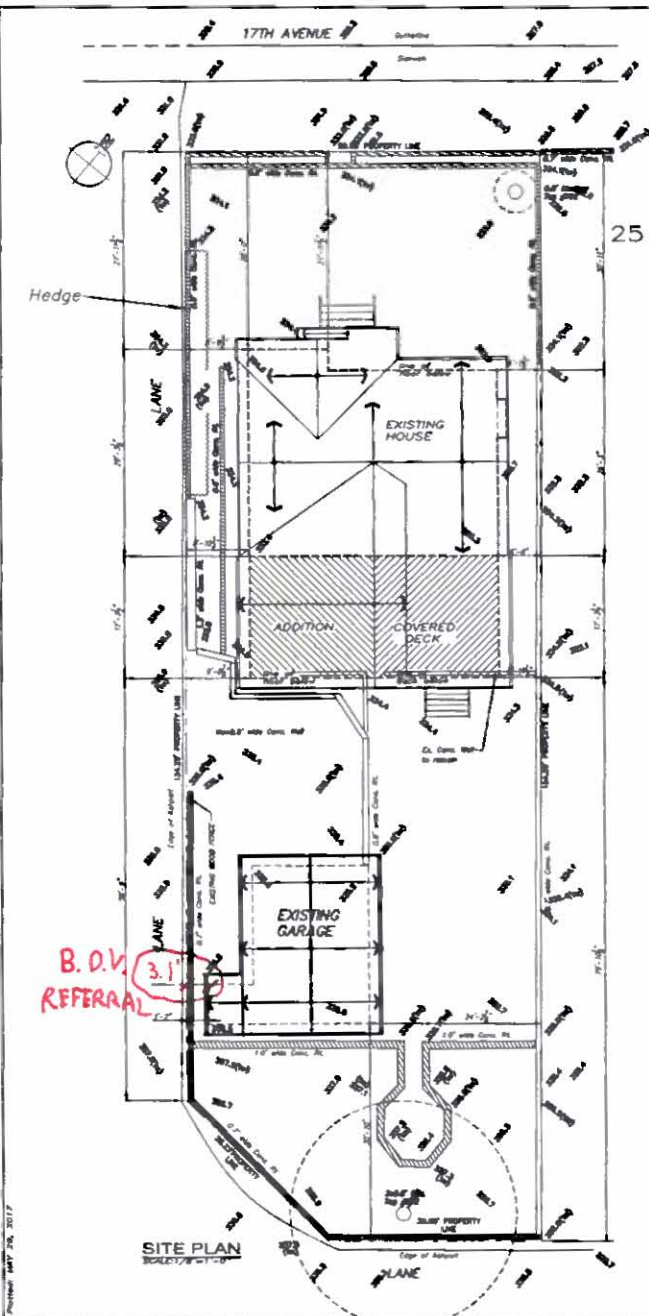
- 1) To vary Section 6.6(2)(d) – “Accessory Buildings and Uses” of the Zoning Bylaw requirement for the minimum sideyard setback from 3.94 feet to 3.1 feet.

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.

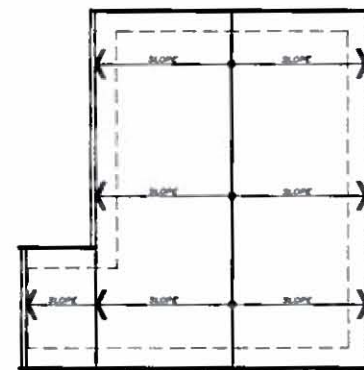
The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

LM

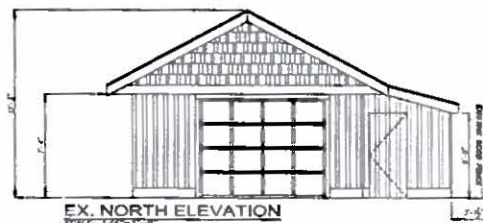
Peter Kushnir
Deputy Chief Building Inspector



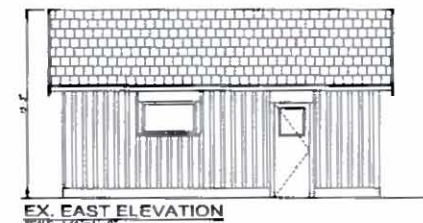
EX. GARAGE PLAN
SCALE: 1/4"=1'-0"



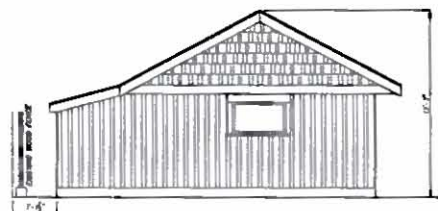
EX. ROOF PLAN
SCALE: 1/4"=1'-0"



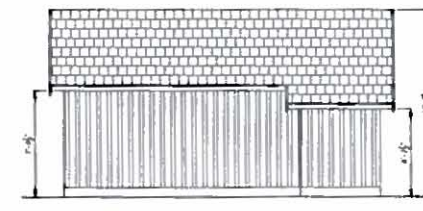
EX. NORTH ELEVATION
SCALE: 1/4"=1'-0"



EX. EAST ELEVATION
SCALE: 1/4"=1'-0"

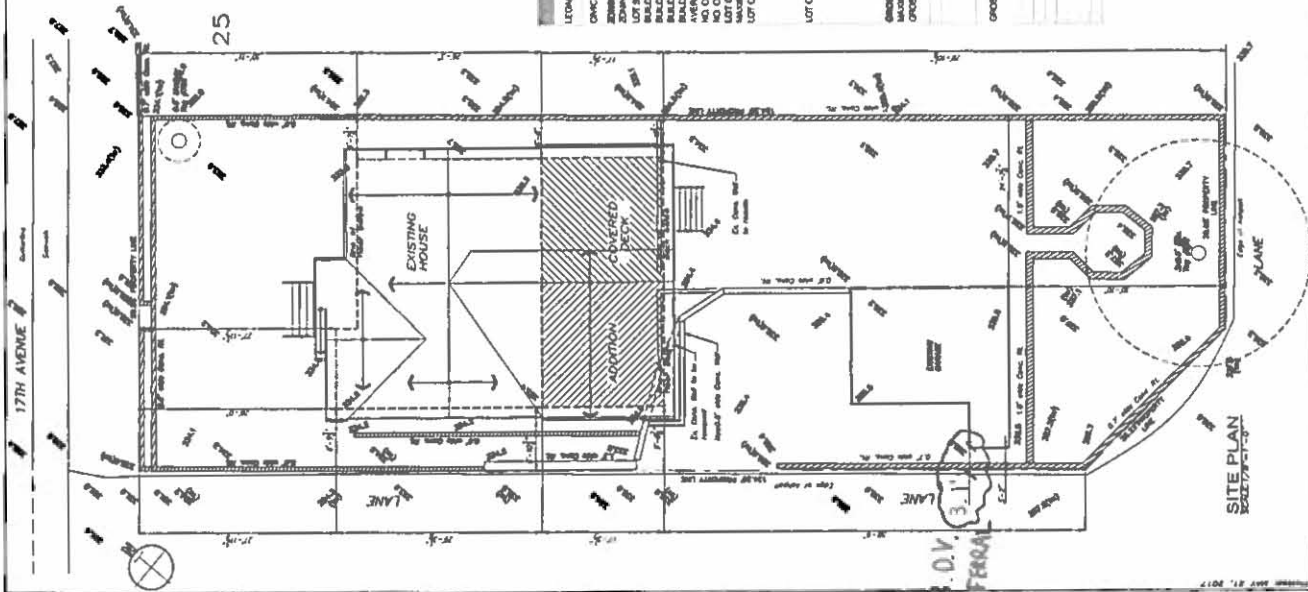


EX. SOUTH ELEVATION
SCALE: 1/4"=1'-0"



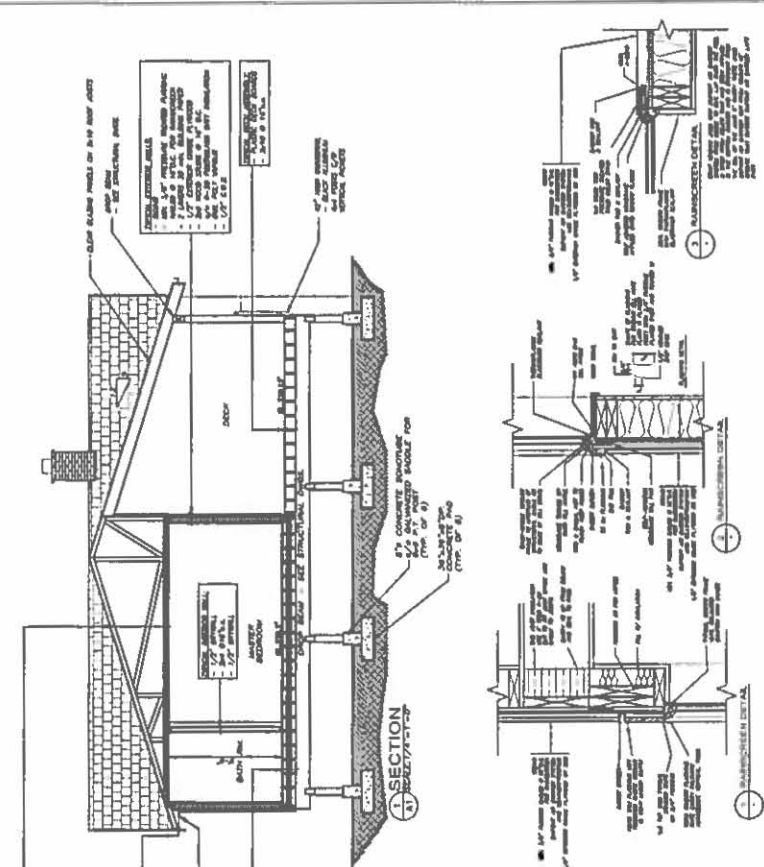
EX. WEST ELEVATION
SCALE: 1/4"=1'-0"

	65-8888 216th Street Langley, BC V1M 3Z7 T: 604 825 0789 E: arenovations@icloud.com www.EArenos.com	project: RESIDENCE 8280, 17th Avenue BURNABY, B.C.	date: November 2018 scale: AS NOTED drawn by: Jeff Hutchins designed by: <i>EA</i> checked by: <i>EA</i>	drawing number: A6 revision number: 1
		drawing title: EXISTING GARAGE PLAN AND ELEVATIONS		



LOT 74, BLOCK 2, DISTRICT LOTS 25 AND 27 GROUP 1, NEW WESTMINSTER DISTRICT PLAN 1432
CHWC ADDRESS: 8280 17th Avenue, Burnaby, BC, V7N 1A8
PROJ. NO. 008-886-807

ITEM	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	LOT 74, BLOCK 2, DISTRICT LOTS 25 AND 27 GROUP 1, NEW WESTMINSTER DISTRICT PLAN 1432	50.00 ± 12.28 ± 28.20 ± 50.00 ± 134.29 ± 122.7 ± 1	48% ± 7.527 ± 1 ± 3.028 ± 1
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EA RENOVATIONS

65-8888 216th Street
Langley, BC V1M 3Z7
T: 604 825 0789
E: arenovations@gmail.com
www.EArenov.com

PROJECT: RESIDENCE 8280 17th Avenue BURNABY, B.C.

DATE: November 2014

SCALE: AS NOTED

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: November 2014

SCALE: AS NOTED

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: November 2014

SCALE: AS NOTED

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

17TH AVENUE

EXISTING HOUSE

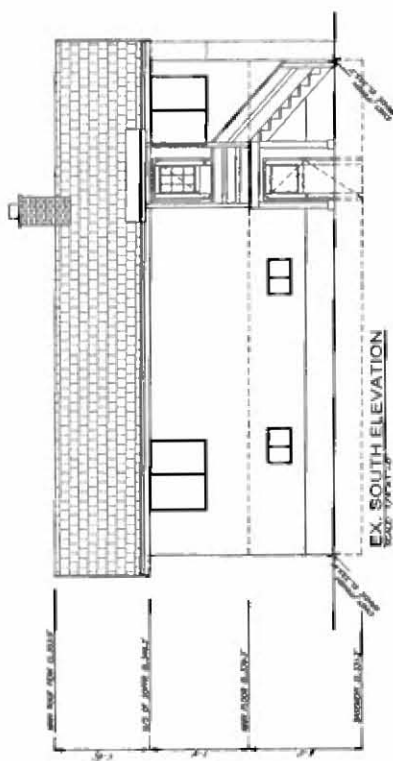
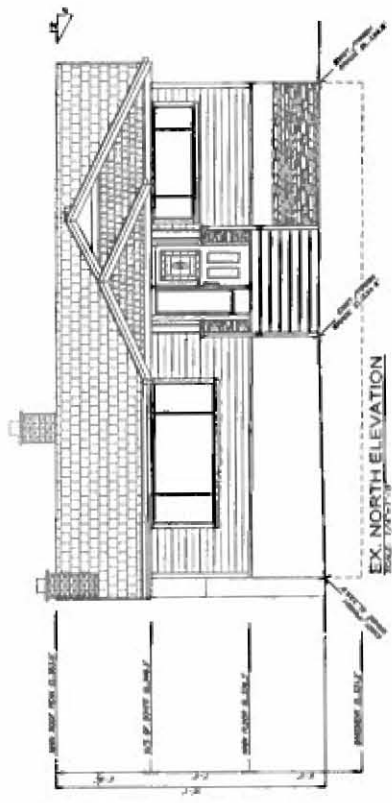
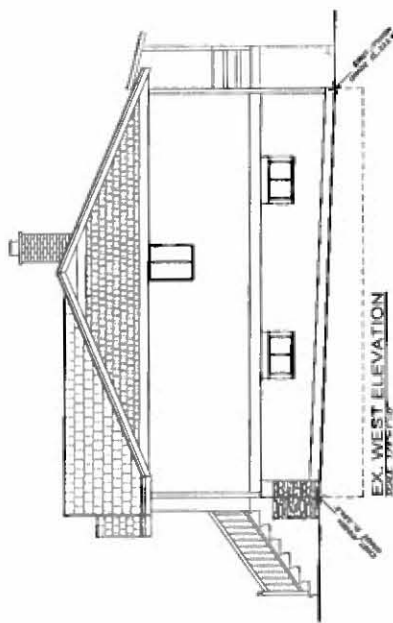
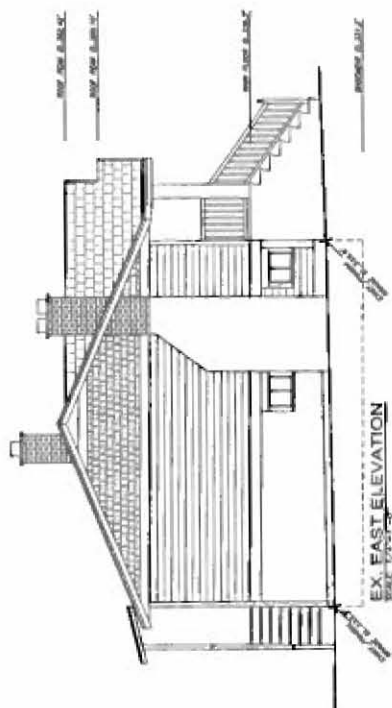
PROPOSED ADDITION

LANE 3.1

REFERRAL

SITE PLAN

SCALE: 1/8" = 1'-0"

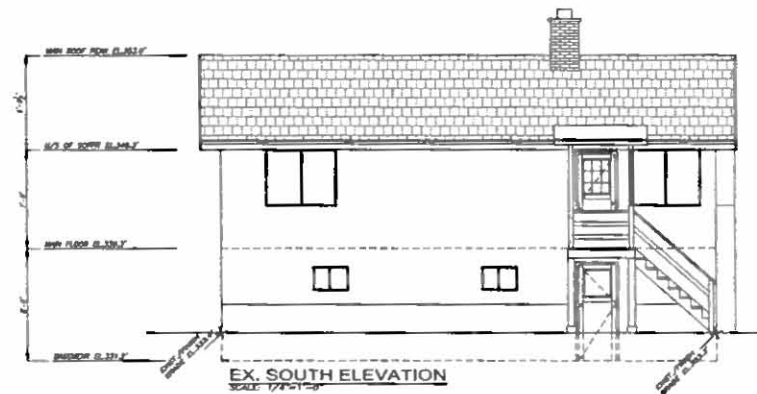



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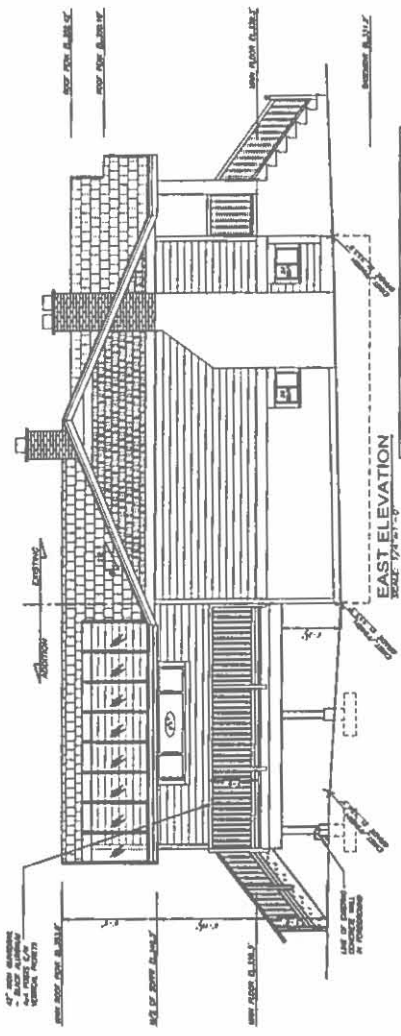
Project: **RESIDENCE**
8280 17th Avenue
BURNABY, B.C.
Drawing title: **EXISTING ELEVATIONS**

date: November 2016
scale: AS NOTED
drawn by: JET Hatching
designed by: JET
checked by: JET

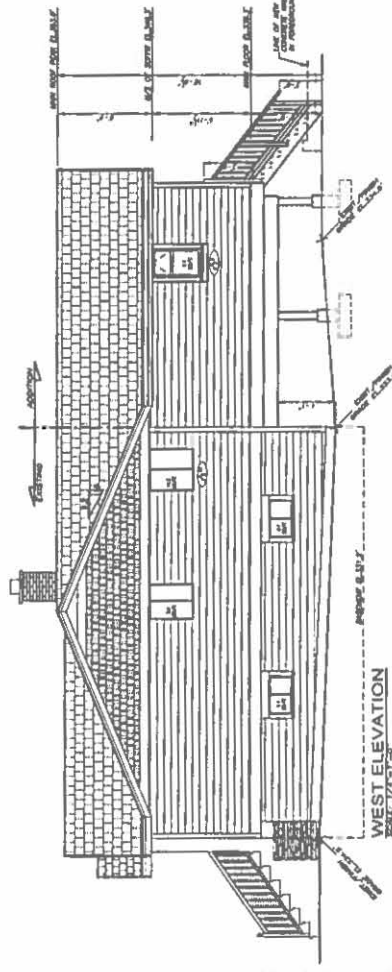
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revision number: **1**



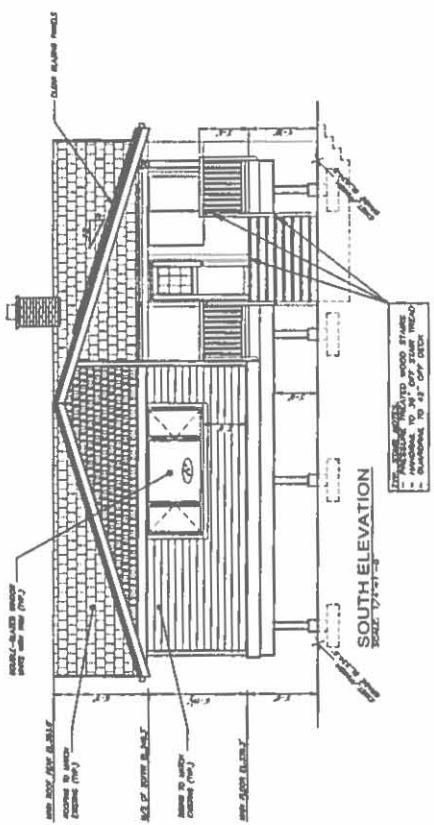
	65-8888 216th Street Langley, BC V1M 3Z7 T: 604 825 0789 E: arenovationsid@gmail.com www.EArenos.com	project: RESIDENCE 8280 17th Avenue BURNABY, B.C.	date: November 2016 code: AS NOTED	drawing number: A3
		drawing title: EXISTING ELEVATIONS	drawn by: Jeff Hutchings	
			designed by: MZ	
			checked by: MZ	revision number: 1



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



65-8888 216th Street
Langley, BC V1M 3Z7
T: 604 825 0789
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www.EArenov.com

PROJECT: RESIDENCE
8280 17th Avenue
BURNABY, B.C.
drawing title: ELEVATIONS

date: November 2014
note: AS NOTED
drawn by: Jeff Macdonald
designed by: MZ
checked by: MZ

drawing number: A5
revision number: 1