



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 BOB GOSAL
Mailing Address 3133 FRANCES ST.
City/Town BURNABY Postal Code V5C 2N9
Phone Number(s) (H) _____ (C) 778-883-8884
Email B.GOSAL@HOTMAIL.COM

Property

Name of Owner BOB GOSAL
Civic Address of Property 4390 FRANCES ST. B37

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 16/17
Date

Bob Gosal
Applicant Signature

Office Use Only

Appeal Date 2017 July 06 Appeal Number BV# 6289

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

May 15 2017

City of Burnaby
Board of Variance

Re: 4390 Frances Street
Building Permit BLD16-01297

Chairman & Board Members

We are hereby requesting a relaxation of the maximum height of 12'0" of the accessory building (garage) to 13'3 1/2".

The framing crew hired by the owner of this property had a cursory look at the cross-section of the garage which had denoted a measurement of 12'0" for the height. Most framers basically only work off the floor plans which are the more critical for construction purposes.

It should be noted that the proposed garage has a flat roof which does not adversely affect the public amenity of the neighbour to east or the neighbour to the south of the lane.

We are thereby requesting the Board to relax the height of this flat roof accessory building from 12'0" to 13'3 1/2"

Thanking you for your consideration

Bob Gosal
Owner of subject property

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 7, 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: June 13, 2017 for the July 6, 2017 hearing.		
APPLICANT NAME: John Liipere		
APPLICANT ADDRESS: #606-1445 West 13 th Avenue, Vancouver, BC		
TELEPHONE: 604-737-1830		
PROJECT		
DESCRIPTION: New Single Family Dwelling with Detached Garage		
ADDRESS: 4390 Frances Street		
LEGAL DESCRIPTION:	LOT: 17	DL: 121
		PLAN: 1054

The proposed revision for the issued Building Permit BLD16-01297 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 6.6(2)(a)

COMMENTS:

A building permit was issued to construct a new single family dwelling with a 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)(a) – "Accessory Buildings and Uses" of the Zoning Bylaw for the maximum height from 12.13 feet to 13.29 feet.

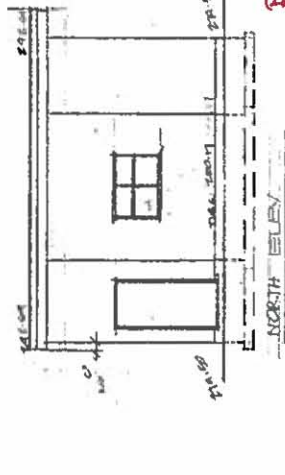
Notes: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal may be required.

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

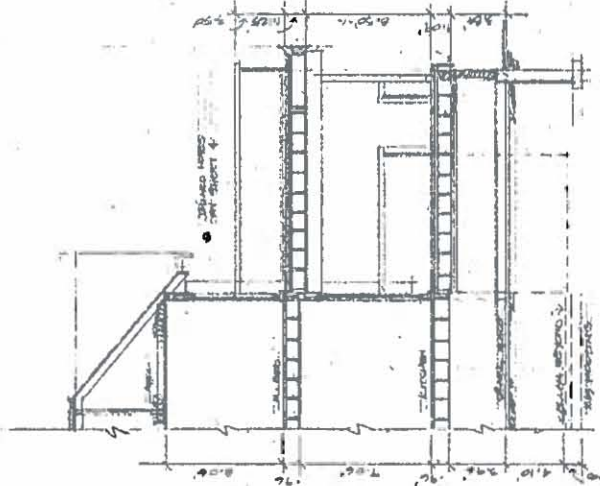
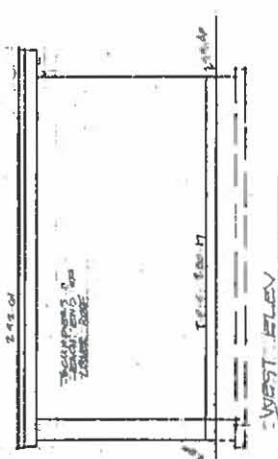
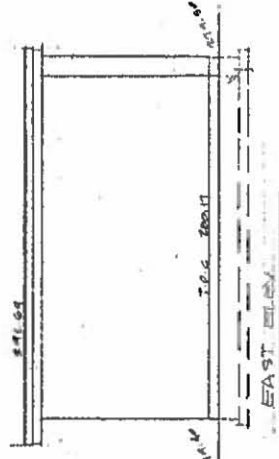
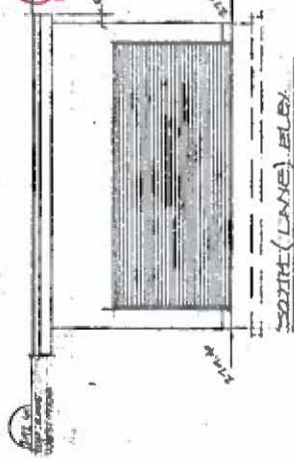
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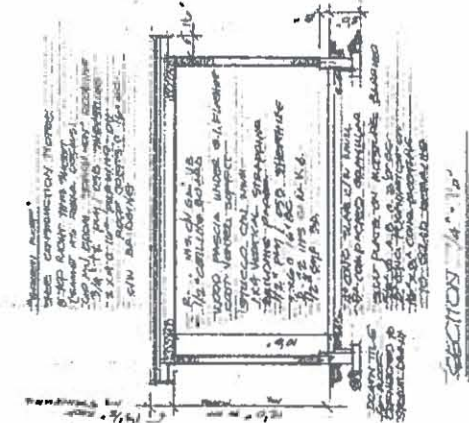
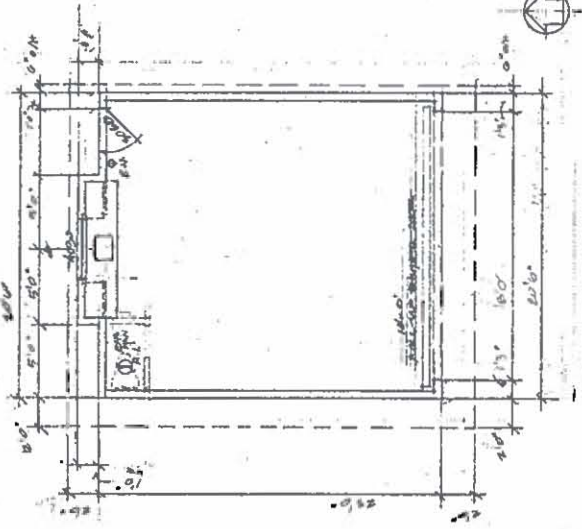
Peter Kushnir
Deputy Chief Building Inspector



Refer to



Section: Rear
 1. 1/2" ON RAILROAD ZONE - 10' 0" 1/2" 1/2" (HARD)
 2. 1/2" ON RAILROAD ZONE - 10' 0" 1/2" 1/2" (HARD)
 3. 1/2" ON RAILROAD ZONE - 10' 0" 1/2" 1/2" (HARD)
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 10. 1/2" ON RAILROAD ZONE - 10' 0" 1/2" 1/2" (HARD)



Section: Deck
 1. 1/2" ON RAILROAD ZONE - 10' 0" 1/2" 1/2" (HARD)
 2. 1/2" ON RAILROAD ZONE - 10' 0" 1/2" 1/2" (HARD)
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PROPOSED RES. DECK
 AT 14' 0" 1/2" 1/2" (HARD)
 1. 1/2" ON RAILROAD ZONE - 10' 0" 1/2" 1/2" (HARD)
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 10. 1/2" ON RAILROAD ZONE - 10' 0" 1/2" 1/2" (HARD)

TOPOGRAPHIC PLAN OF LOT 17, BLOCK 19

DISTRICT LOT 121, GROUP 1

NEW WESTMINSTER DISTRICT

PLAN 1054

4390 Frances Street, Burnaby, B.C.

ZONING: R5

SCALE: 1 INCH = 16 FEET

0 5 10 20 30 40 50

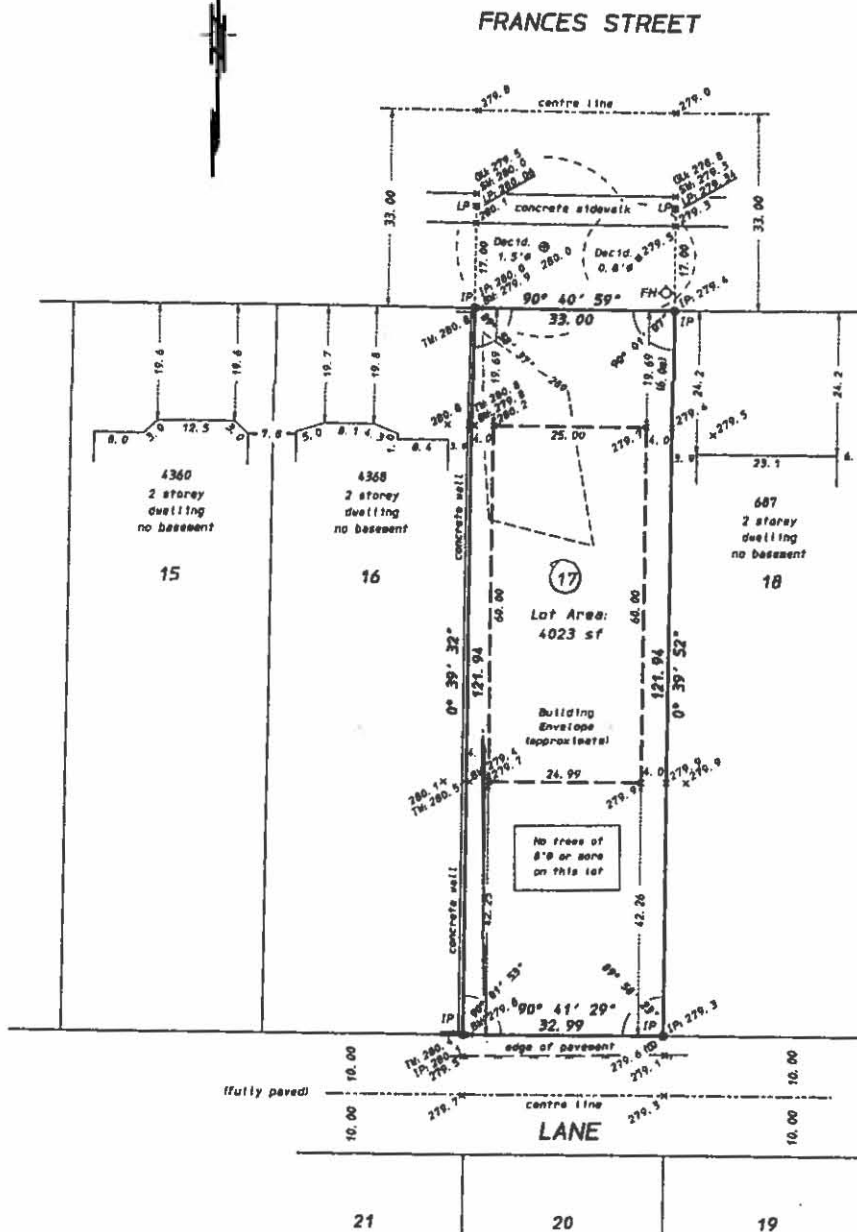
All dimensions are in feet and decimals thereof unless otherwise indicated.
Contour interval: 1.0 feet.

LEGEND

- LP lead plug
- IP iron post
- FH fire hydrant
- TM top of wall
- BM bottom of wall
- SM top of sidewalk
- GL gutter
- Decid deciduous
- sf square feet
- RG ground elevation
- Ø diameter

NOTE

All trees are plotted in accordance with Burnaby Tree Bylaw 1996.



NOTE

Elevations are based on geodetic datum.
Bench Mark: Monument DTS 310 located in the SW corner of Willingdon Avenue and Pender Street.
B.M. Elevation = 259.47 feet (79.085 metres)

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CERTIFIED CORRECT:

March 17, 2016

FRONT YARD SETBACK CALCULATIONS			
HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
4360	15	19.6	21.17
4368	16	19.7	
687	18	24.2	
			MINIMUM
TOTAL:		63.5	19.69

NOTE

The building envelope shown is only our interpretation of the City of Burnaby building bylaws. The size and location of the building envelope must be confirmed by the City Planning Department prior to any design work. Failure to do so places sole responsibility for the design onto the house designer.

NOTE

For construction, use lead plugs in sidewalk or City survey monument only, for elevation control.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: (604) 294-8881
Fax: (604) 294-0625
160115 FB932 PB3-B5
R-450 SZ-5738
Drawn by: TB