



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 Osman Ozakcayli
Mailing Address 119-3989 Henning Drive BBY
City/Town BURNABY Postal Code _____
Phone Number(s) (H) 604-254-1760 (C) 604-290-6108
Email Osman@rjrconstruction.ca

Property

Name of Owner Bob & Charmaine Calbick
Civic Address of Property 7350 Jubilee Ave BBY

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.

July 11, 2017
Date

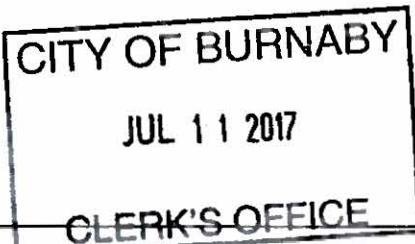
[Signature]
Applicant Signature

Office Use Only

Appeal Date 2017 August 10 Appeal Number BV# 6295

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

July 07th, 2017

The City of Burnaby Board of Variance

4949 Canada Way
Burnaby, BC, Canada
V5G 1M2

Attention: Secretary of Board of Variance

Re: Board of Variance application for 7350 Jubilee Avenue, Burnaby

Dear Sir or Madam,

Bob and I, Charmaine Calbick, are the owners of the house at 7350 Jubilee Avenue, Burnaby. We are the fifth generation of family to reside in Burnaby. We were both born and raised in Burnaby and have raised three children of which whom also reside in Burnaby. The above address has been our home for thirty years and has been the one and only home our now adult children have grown up in. As you can imagine, with three children and various pets along the way, our home has been well lived in with minimal updates along the way. We have been living in our home since 1987 and have made some very close connections with our surrounding neighbours and community. For this reason, and many more, we have made the decision to stay in our home for a while longer rather than cashing out and finding another home that would suit our current needs.

We love the location of the property; it is very central, close to all the amenities, yet it is a quiet and beautiful neighbourhood. Unfortunately it is long due for an update. We would like to renovate our home and make it more liveable and functional for our extended growing family. My husband and I are very excited about our project and we cannot wait to renovate our home.

The house was built in the 1950s. It is a two level typical bungalow with a low ceiling, aging and outdated electrical and plumbing as well as an unfinished basement. The zoning at the property is R3. The main floor ceiling height is 8 feet.

We considered in removing the house completely and building a new one, but being close to retirement, we have decided to renovate. One challenge with renovation is the low ceiling height in the basement. It is essential for us to have a full height ceiling in the basement to improve the comfort and liveability for our ourselves. We desperately need to make some modifications to our current living conditions and updates to address code and safety issues. The current heating ducts and drop beams do not provide enough headroom nor does it meet the BC building code. So technically we can not finish the basement and create a living space as is.

Once we had the legal survey done, we realized that our house is slightly encroaching into the setback on the north side of the property. Allowable interior side setback for our property is 4.99 feet, and the house sits at 4.20 feet from the north property line. Therefore, we are requesting a relaxation of 0.79 feet to reduce the north side setback to 4.2 feet. This relaxation is simply for allowing us to raise the house by 18" to bring our basement to today's standard.

We are proposing our rear addition within the allowable side setbacks, allowable building depth, and allowable building height.

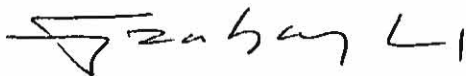
We believe that renovating our home is more economical, environmentally friendly than building a new house, which would be higher and larger than our proposed renovation. We believe that our renovation will have no diverse affect on our neighbours' as one neighbour is planning on removing their existing home and rebuilding on their current property and to our south side there is a recently built new home. We have also spoken to our neighbours and they are supportive of our renovation plans.

We hope you will agree with what we believe is a modest, practical renovation that will make a pleasant impact on our neighbourhood.

Yours truly,

FOR Bob and Charmaine Calbick

OSMAN OZAKCOYL

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BOARD OF VARIANCE REFERRAL LETTER

DATE: July 5th, 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: July 11, 2017 for the August 10, 2017 hearing.			
APPLICANT NAME: Osman Ozakcayli			
APPLICANT ADDRESS: Unit 119, 3989 Henning Drive, Burnaby B.C. , V5C			
TELEPHONE: 604-254-1760			
PROJECT			
DESCRIPTION: Interior Alterations, raising main floor level, adding new porch, adding new deck at rear and new addition at rear to existing single family dwelling			
ADDRESS: 7350 Jubilee Street			
LEGAL DESCRIPTION:	LOT: 3	DL: 99	PLAN: 8389

Building Permit application BLD17-00553 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R3 / Section 103.8, 103.9(1)

COMMENTS:

The applicant proposes building a new porch and to raise the main floor by installing new exterior walls to an existing single family dwelling. In order to allow the Building permit application to proceed, the applicant request the following variances to be granted:

- 1) To vary Section 103.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 29.75 feet (based on front yard averaging) to 25.65 feet.
- 2) To vary Section 103.9(1) – “Side Yard” of the Zoning Bylaw requirement for the minimum north side yard width from 4.9 feet to 4.2 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.

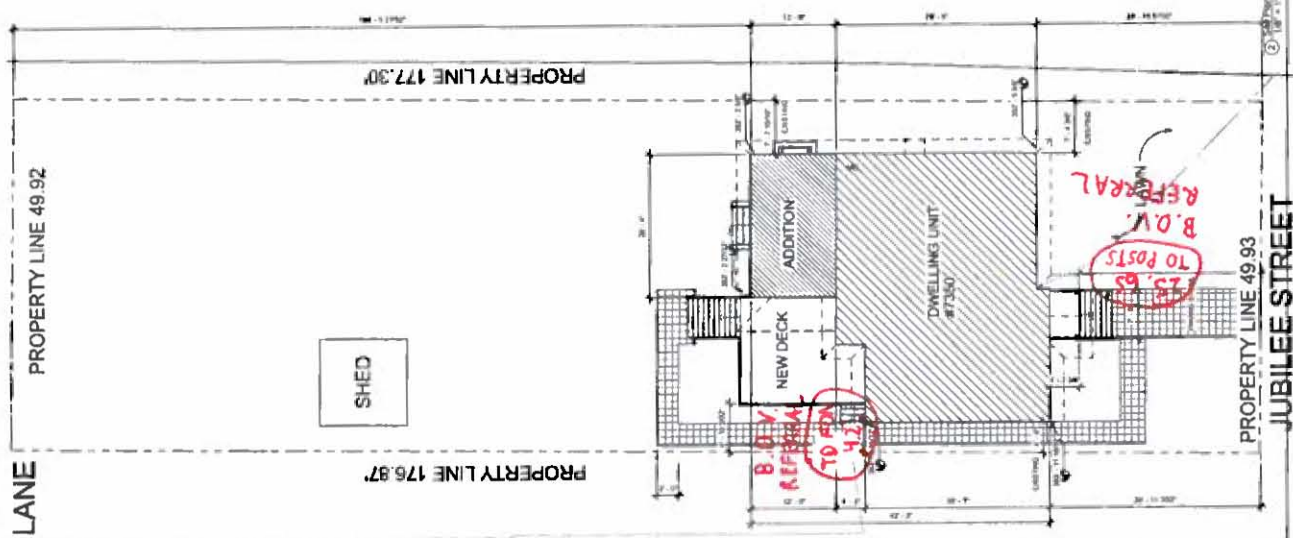
LM

Peter Kushnir
Deputy Chief Building Inspector

This project will comply with Prescriptive Path requirements of Subsection 9.30.2 through 9.30.4

[illegible]

③ Thermal Values of Acrylonitrile
315° = 1.0°



DISCOUNT AVAILABLE

- * CONFIRM BUILDING GRADES WITH SURVEYOR
- * PROVIDE SURVEY CERTIFICATE AS REQUIRED BY LOCAL AUTHORITIES
- * PROVIDE EXCAVATION CERTIFICATE AS REQUIRED BY LOCAL AUTHORITIES
- * CONFIRM LANDSCAPING ELEMENTS SUCH AS FENCING AND WALKWAYS PRIOR TO WORK
- * CONFIRM SITE SERVICES LOCATION AND COORDINATE TIMELY INSTALLATION WITH LOCAL AUTHORITIES

**RJR CONSTRUCTION
MANAGEMENT LTD**
119-3883 HENNING DRIVE
BURNABY, B.C. V5C 6P8
PH 604 254-1760
FAX 604 254 4860
E-MAIL info@rjrcanstruction.ca

7350 Jubilee Avenue,
BBY

Site Plan

Physical number	7760
Date	21/2/2011
Checked by	Auditor
Checked by	Chapter
A0	

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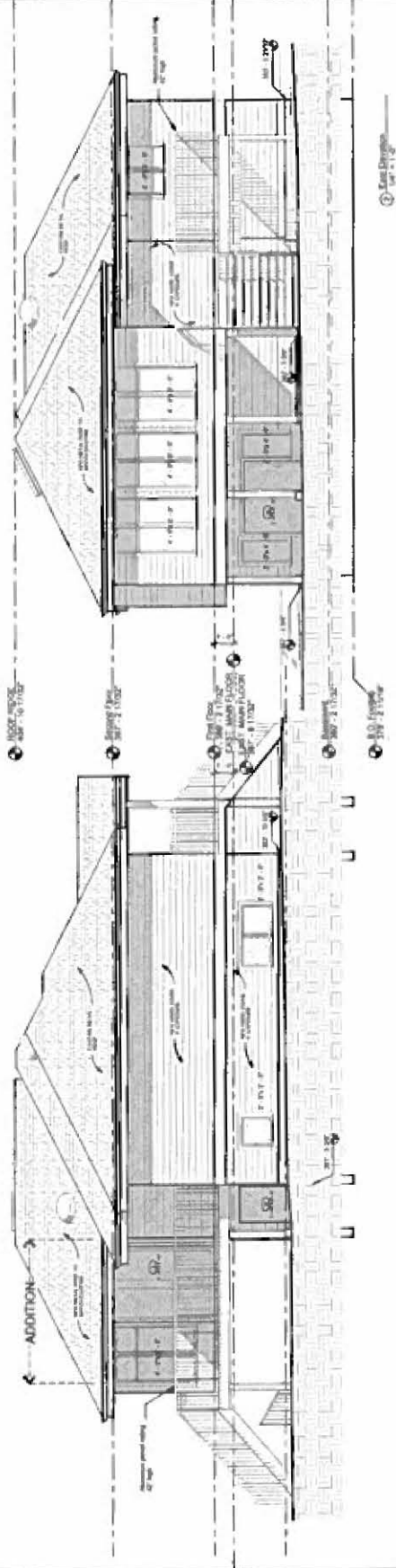
R/R CONSTRUCTION MANAGEMENT LTD
115-3993 HENRIK DRIVE
BURNABY, B.C. V5C 6P4
PH: 604-754-1740
FAX: 604-754-1850
E-MAIL: r/r@r/rconstruction.ca

Calick Residence

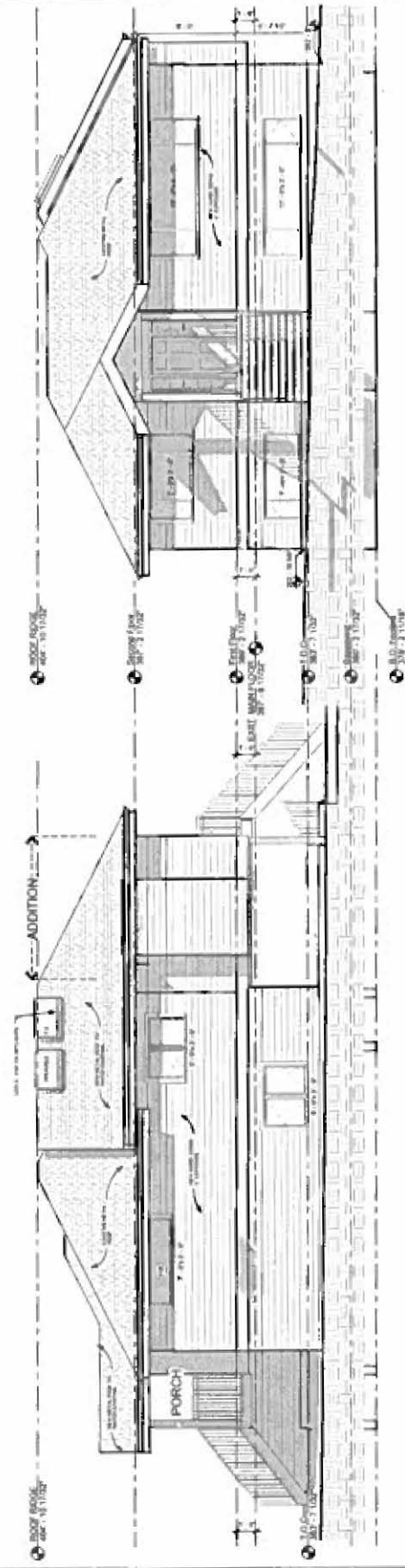
**7350 Jubilee Avenue,
BBY**

ELEVATIONS

Project Number	7350
Date	21/02/17
Author	
Checker	
Drawn By	
Scale	A2



SPATIAL AREA CALCULATIONS		NORTH ELEVATION		SOUTH ELEVATION	
LIMITING DISTANCE	4.2 (1.2M)	EXIST	7.2 (2.2M)	EXIST	7.2 (2.2M)
EXISTING WALL AREA	240.00 SQFT	EXIST	140.00 SQFT	EXIST	140.00 SQFT
PERMITTED UNPROTECTED OPENINGS	7% 16.80 SQFT	EXIST	15% 14.00 SQFT	EXIST	15% 14.00 SQFT
PROPOSED OPENINGS	22.50 SQFT @ 15%	EXIST	48.50 SQFT @ 15%	EXIST	48.50 SQFT @ 15%

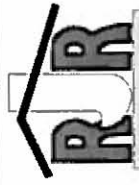


North Elevation
Scale: 1/8" = 1'-0"

South Elevation
Scale: 1/8" = 1'-0"

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R/R CONSTRUCTION
MANAGEMENT LTD
119-3859 HENNING DRIVE
BURNABY, B.C. V5C 6P3
PH: 604 254-1760
FAX: 604 254-1860
E-MAIL: info@rrconstruction.ca

Calbick Residence

7350 Jubilee Avenue,
BBY

SECTION

Project Number	2300
Date	11/22/12
Drawn by	Author
Checked by	Director
Scale	A3
Sheet	1 of 1

