



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 JAGJEWAN RANAUTA
Mailing Address 6625 FRASER ST
City/Town VANCOUVER Postal Code V5X3T6
Phone Number(s) (H) 604-866-8374 (C) 778-952-0800
Email CANWEST DEV @ HOTMAIL.COM

Property

Name of Owner 1076194 BC LTD
Civic Address of Property 5458 HARDWICK ST

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.

26/07/17
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date SEP. 07, 2017 Appeal Number BV# 6300

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

Jagjewan Ranauta
5458 Hardwick Street
Burnaby, BC
V5G 1R1
jiwanranauta@yahoo.ca
604-866-8374

July 28, 2017

Office of the City Clerk
4949 Canada Way
Burnaby, BC
V5G 1M2
Clerks@burnaby.ca
604-294-7290

RE: Board of Variance Appeal for Front Yard Setback at 5458 Hardwick Street

Dear Board of Variance,

It has been brought to our attention that in the process of building our home at 5458 Hardwick Street, we have violated the Burnaby Zoning Bylaws. We have done so by having a reduced front yard setback. We ask for a relaxation on the front yard of the property. We are maintaining the minimum rear yard setback of 24.60'. The rear yards of the neighbouring houses are abutting our front yard. As a result, the front yard average is exceeding much beyond our minimum requirement of the R-3 zoning of 19.70'. We are requesting the front yard to be relaxed by 9.76' to a total of 52.40'.

Thank you for taking the time to consider our application. Upon review, please don't hesitate to contact me with questions by email or phone.

Respectfully,
Jagjewan Ranauta





BOARD OF VARIANCE REFERRAL LETTER

DATE: July 13, 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: August 08, 2017 for the September 07, 2017 hearing.			
APPLICANT NAME: Jagjewan Ranauta			
APPLICANT ADDRESS: 2265 E 49th Ave, Vancouver, BC V5P 1T9			
TELEPHONE: 604-866-8374			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 5458 Hardwick Street			
LEGAL DESCRIPTION:	LOT: A	DL: 74	PLAN: 68350

Building Permit application BLD17-00633 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

COMMENTS:

The applicant proposes to build a new single family dwelling with a secondary suite and 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 103.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 61.61 feet (based on front yard averaging) to 52.4 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 

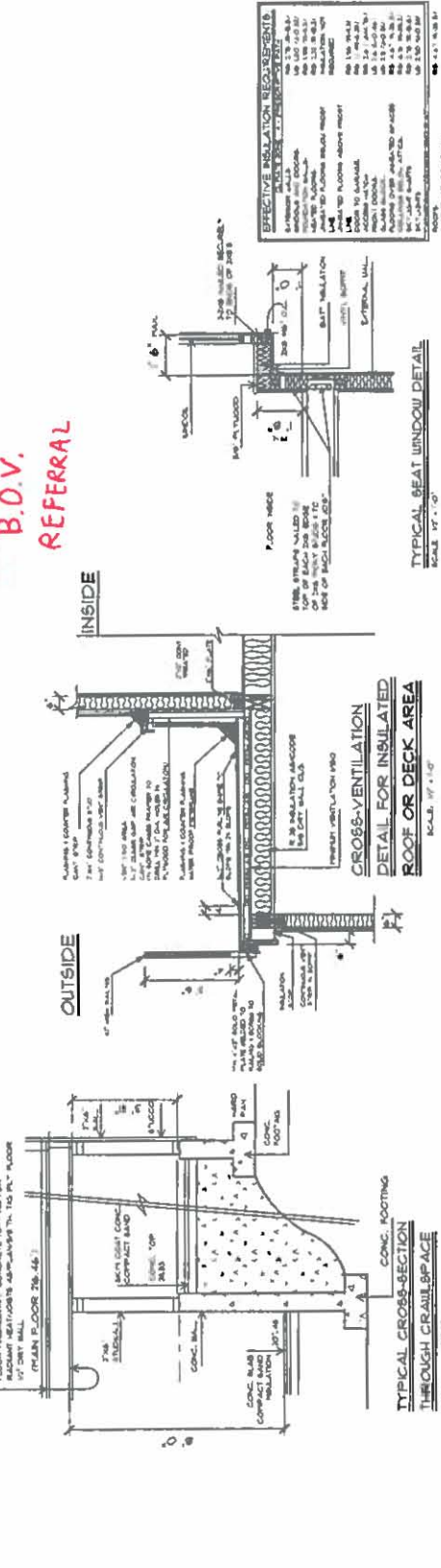
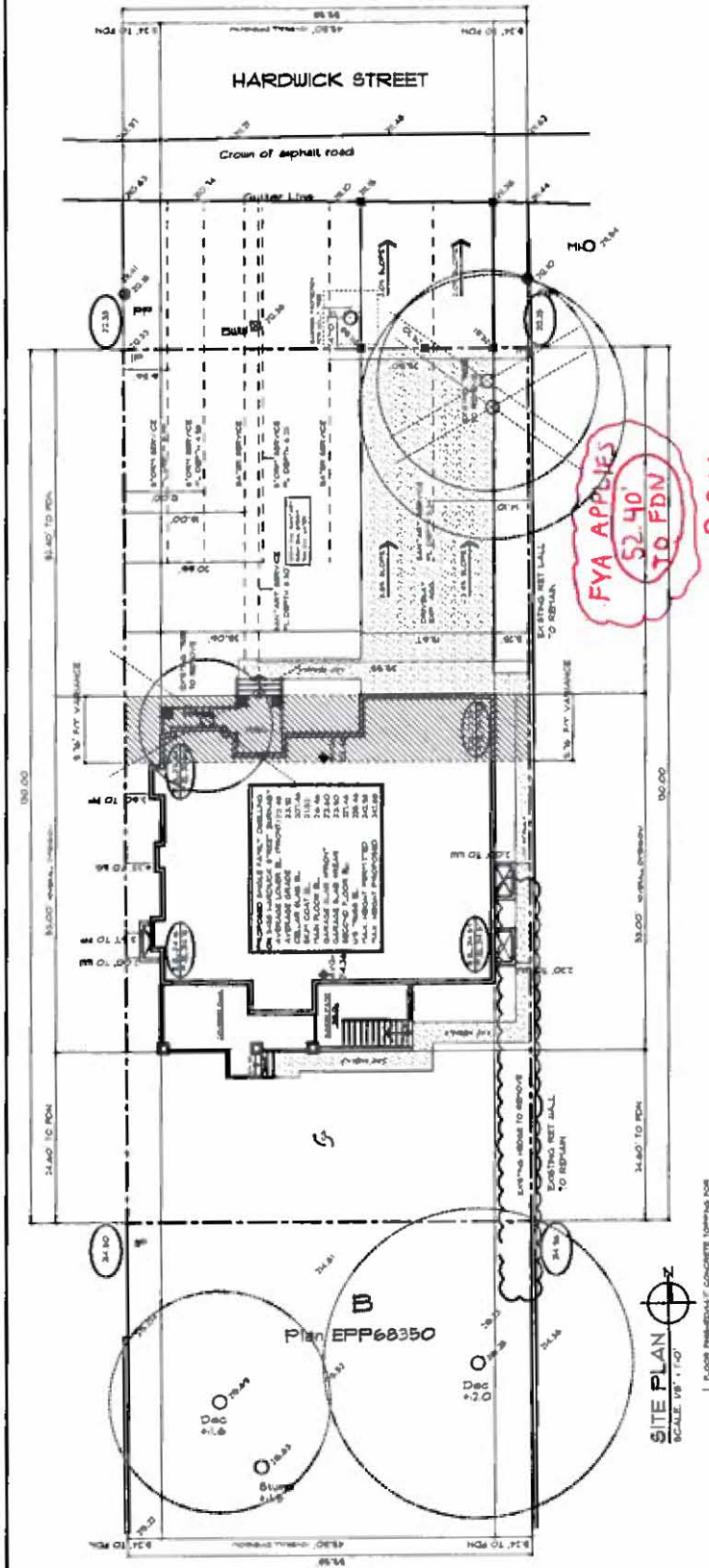
Peter Kushnir
Deputy Chief Building Inspector

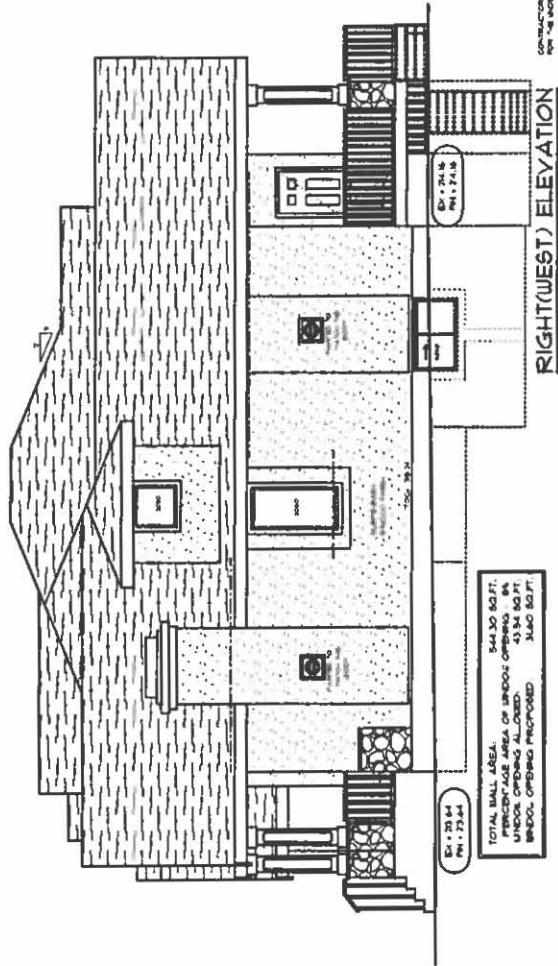
PROJECT DESCRIPTION:
 CAN WEST DEVELOPMENT LTD. BURNABY
 5458 HARDWICK STREET, BURNABY
 REG. ADDRESS: LOT 1, DL 74, GR 1,
 PLUD. PLAN 680350

EXISTING	PROPOSED
LOT AREA 7,797.00 S.F.	7,797.00 S.F.
G.F.A. 3,988.00 S.F.	3,988.00 S.F.
A.O.F.A. 2,998.00 S.F.	2,998.00 S.F.
CEILING 118.00 S.F.	118.00 S.F.
DOCK 318.00 S.F.	318.00 S.F.
CHURCH 458.00 S.F.	458.00 S.F.
CHURCH PORCH 150.00 S.F.	150.00 S.F.
STAIRWAY 150.00 S.F.	150.00 S.F.
LOT COVERAGE 40%	31.00 S.F.
PERMITTED (40%) 4,278.00 S.F.	4,278.00 S.F.
DURABLE 1,119.00 S.F.	1,119.00 S.F.
CHURCH 39.00 S.F.	39.00 S.F.
DOCK & STAIRS 458.00 S.F.	458.00 S.F.
STAIRWAY 1,000.00 S.F.	1,000.00 S.F.
SPILLWAYS 458.00 S.F.	458.00 S.F.
TOTAL COVERAGE 3,988.00 S.F.	3,988.00 S.F.

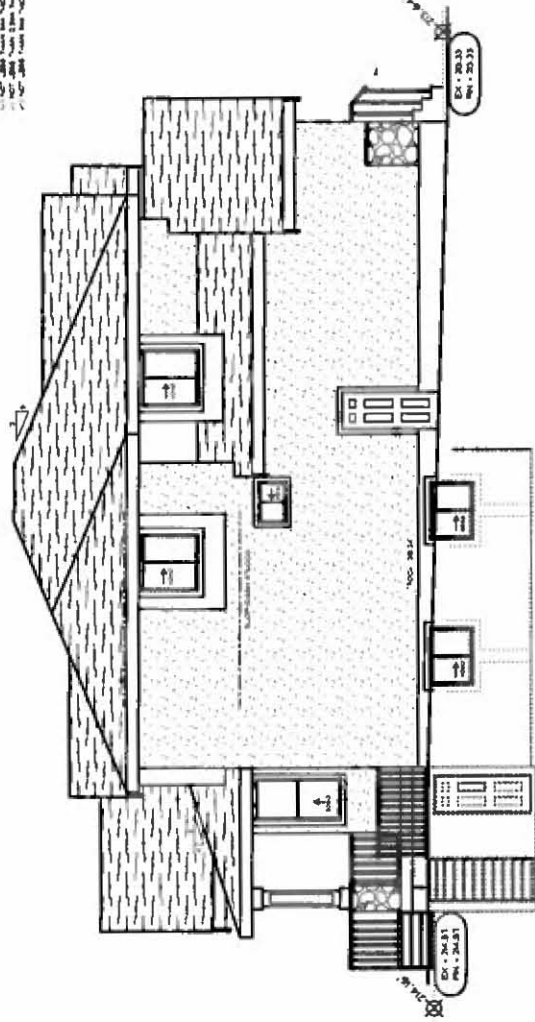
NOTES:
 1. BASED UPON 2018 CANADIAN CODES OF PRACTICE.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.
 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN CODES OF PRACTICE.

BOOK 2018 INSULATION NOTES:
 1. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 2. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 3. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 4. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 5. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 6. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 7. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 8. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 9. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 10. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 11. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 12. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 13. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 14. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 15. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 16. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 17. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 18. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 19. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.
 20. ROOFING TO BE CONFORMED TO THE 2018 CANADIAN CODES OF PRACTICE.

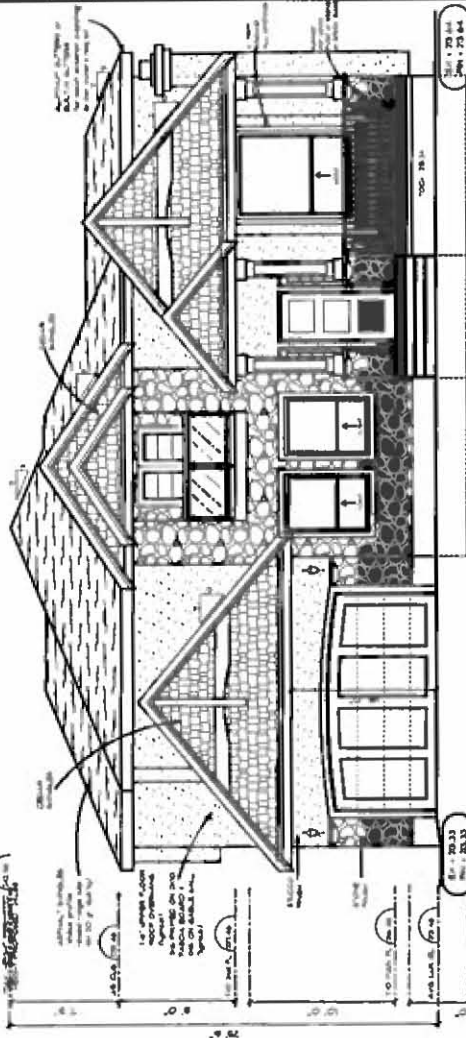




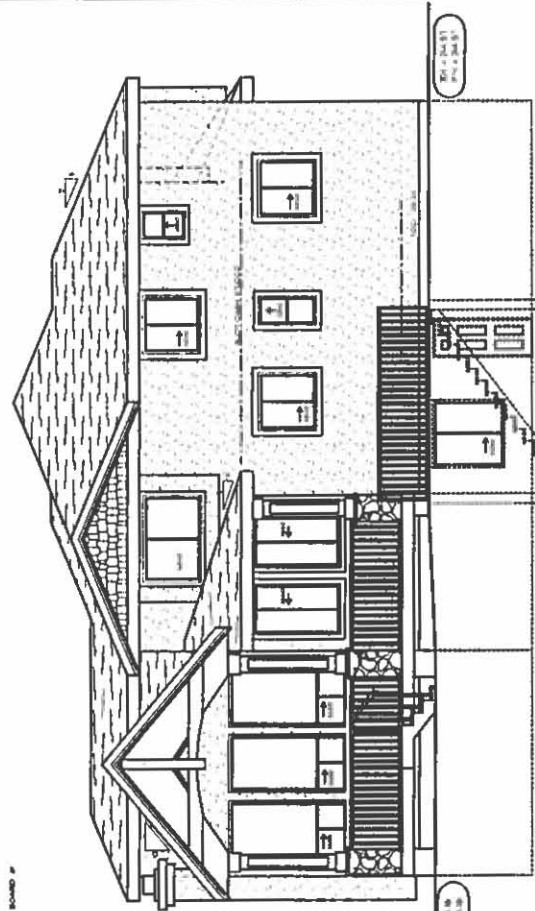
RIGHT(WEST) ELEVATION



LEFT(EAST) ELEVATION



FRONT(NORTH) ELEVATION



REAR (SOUTH) ELEVATION

PROPOSED RESIDENCE for CANWEST DEVELOPMENT LTD(604-866-8374)
ON 5458 HARDWICK STREET, BURNABY, B.C.