



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 Zach Switzer
Mailing Address 7532 Craig Avenue
City/Town Burnaby Postal Code V3N 4E3
Phone Number(s) (H) 778-858-2499 (C) _____
Email zdsca@yahoo.ca

Property

Name of Owner Zach Switzer
Civic Address of Property 4802 Oaktree 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.

October 5, 2017
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date November 02 2017 Appeal Number SV#

Required Documents:

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

OCT 05 2017

CITY OF BURNABY
CLERK'S OFFICE

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

Zach Switzer
4802 Oaktree Court
Burnaby BC
V5G 4K9

Oct 5th 2017

City of Burnaby
4949 Canada way
Burnaby
V5G 1M2

Ref Application #BLD!&-00833
Interior alterations, addition and new secondary suite to an existing single family dwelling

4802 Oaktree Court
Burnaby BC
V5G 4K9
Lot 82 DL:82 Plan: NWP56119

Dear Committee Members.

I am writing in regards to my renovation proposal, and the reasoning behind why I would deeply appreciate its approval.

Our family home on the south west corner of Moscrop Street and Oaktree Court was the first home built in the cul-de-sac. My father contracted, designed and built it in 1979/80 and it has been our family home ever since. Unfortunately, due to my father's sudden passing, my mother Riki Switzer decided to leave the house. However, because of the attachment my family has to the home, I decided to purchase and renovate it. I'd like to bring the home up to modern day standards so that it can be enjoyed by my family and I for years to come.

With this in mind, I would like to honour the memory of my father by maintaining as much of the original beauty of the lot and landscaping, and keeping it as intact and untouched as much as possible. I have tried to maintain the original footprint of the home with the only exception being a small addition on the north east corner to accommodate a small 1 bed secondary suite. This will generate a minimal amount of income to offset the cost of acquisition and renovation. I intend to maintain the fabric of the existing home, and though the home will be a little larger, the home will be significantly more attractive thus adding to the beauty and calm of Oaktree Court.

The Burnaby Planning Department has indicated that the lot is currently non-conforming to current by law Section 104.9. The existing home was constructed around 1980 legally with a front yard setback of 24.7', which would under most circumstance be acceptable. When the two adjoining properties were subsequently constructed however they were located with a front yard set back greater than the normal requirement of 24.6', and by doing this they created the situation where my home is non-conforming. The new requirement is calculated based on a seemingly immaterial calculation of the averages of the setbacks of the 2

properties added after the fact. If the two neighbouring homes had been legally placed a few feet closer to the street, then my home would not be deemed non-conforming.

In trying to deal with this anomaly we decided that we would respect the existing front setback and would not propose any floor space in front of the existing setback. Projections into the front setback have been designed in compliance with any other bylaws.

Our proposal does include a one car garage, which would be inside the current conforming set-back however it does not encroach on the existing set back and replaces a significant structure and floor space which forms the existing car-port. It should also be noted that the existing car port encroaches on the required side yard setbacks however we are proposing to reduce the width of the existing car-port by a few inches to make the house conform to the side yard set-back.

I am therefore kindly requesting your review and consideration to grandfather the non-conforming condition in the front yard of the property. It is my opinion that the finished product will not detrimentally worsen the existing situation but will significantly improve the neighbourhood for the residents of Oaktree Court.

I have canvassed my neighbours of the properties from which the calculations are derived, and they have expressed support of my application. I have included their signatures of approval below. I would also like to note that this is not a situation of a speculative developer trying to bend the rules for personal profit. 4802 Oaktree Court has been my family home for almost 40 years, and it has been a part of my life since birth. I aspire to do exactly what my parents were able to do – create a safe, comfortable, functional home in which to raise a family, and contribute to the community.

I have put my heart and soul into this project to get it to this point and I would appreciate for favourable consideration so that I may fulfill this dream.

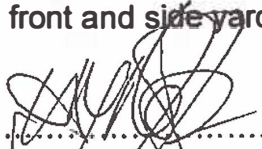

Thank you in advance for your attention to this matter. I can be reached at 778-858-2499 for any questions or concerns you may have.



Zach Switzer

The undersigned have reviewed the proposal submitted by the applicant and have no concerns related to the set-backs on the front and side yards.

Kevin Ratcliffe and Patricia Ratcliffe
4810 Oaktree Court

Richard Leisen and Sandra Whalley
4820 Oaktree Court


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BOARD OF VARIANCE REFERRAL LETTER

DATE: September 21, 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: October 10, 2017 for the November 2, 2017 hearing.			
APPLICANT NAME: Zach Switzer			
APPLICANT ADDRESS: 4802 Oaktree Court, Burnaby BC V5G 4K9			
TELEPHONE: 778-858-2494			
PROJECT			
DESCRIPTION: Interior alterations, addition and a new secondary suite to an existing single family dwelling			
ADDRESS: 4802 Oaktree Court, Burnaby BC V5G 4K9			
LEGAL DESCRIPTION:	LOT: 82	DL: 82	PLAN: NWP56119

Building Permit application BLD17-00833 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 construct interior alterations, addition and a new secondary suite to an existing single family dwelling. 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 30.30 feet (based on front yard averaging) to 24.50 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.

All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.

Fences and retaining walls in the resulting front and rear yard will conform to the requirements of Section 6.14

JQ


Peter Kushnir
Deputy Chief Building Inspector

Prepared for:
Zach & Ricki Switzer
4802 Oaktree Court
Burnaby BC

Project:
Renovation and Addition
to Existing House

Scale:
1/4" = 1' or as noted

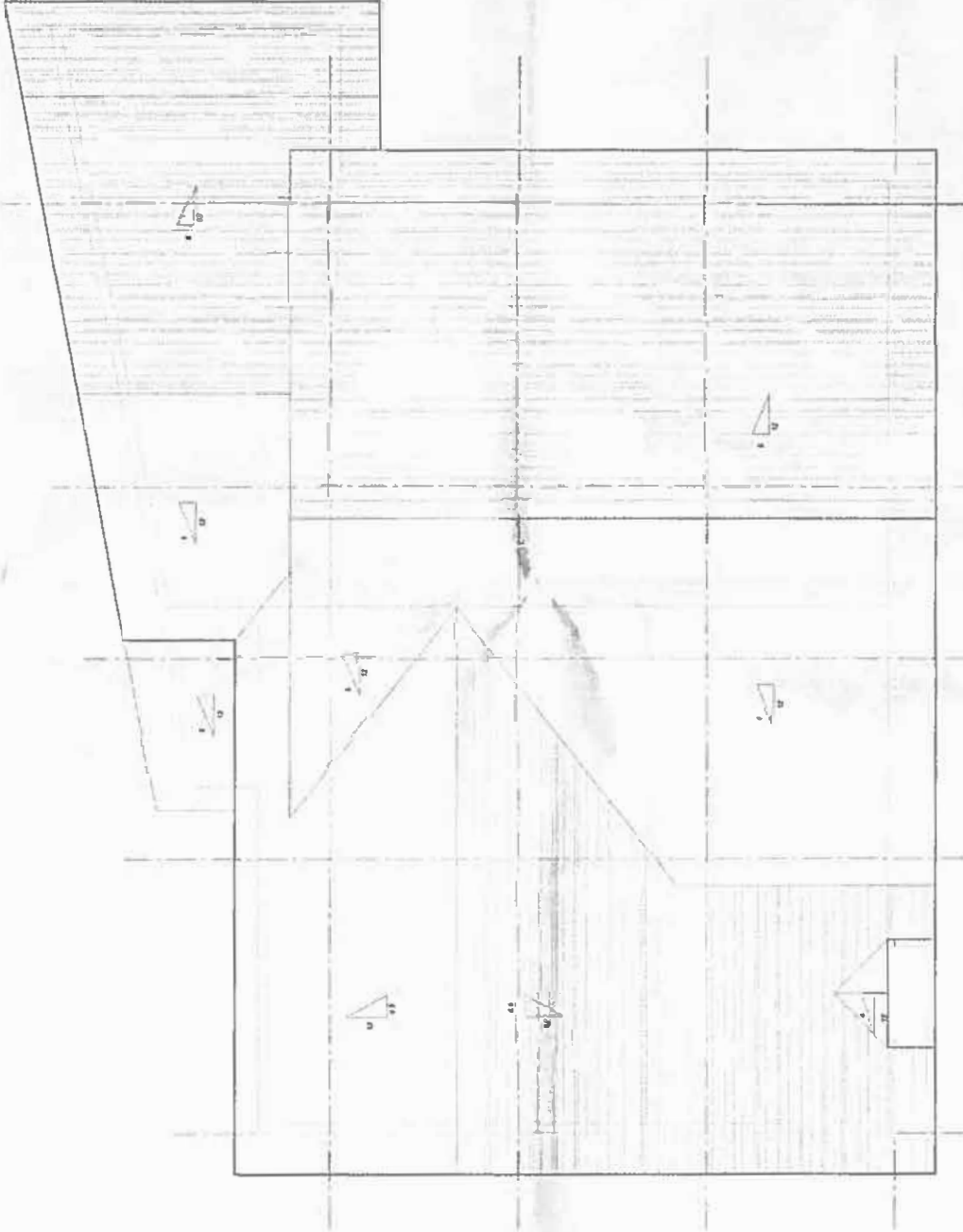
Date:
May 10 2017

Drawing:
Roof Plan

Project name or description

A5

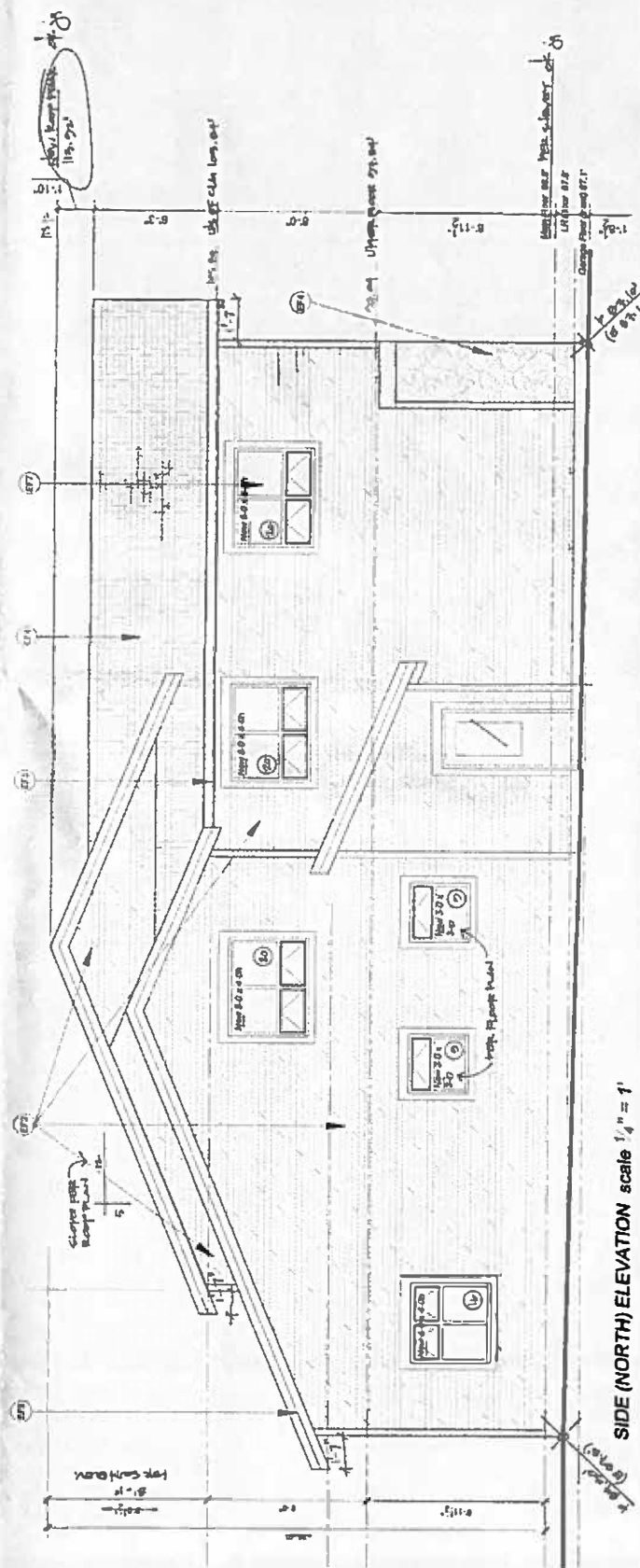
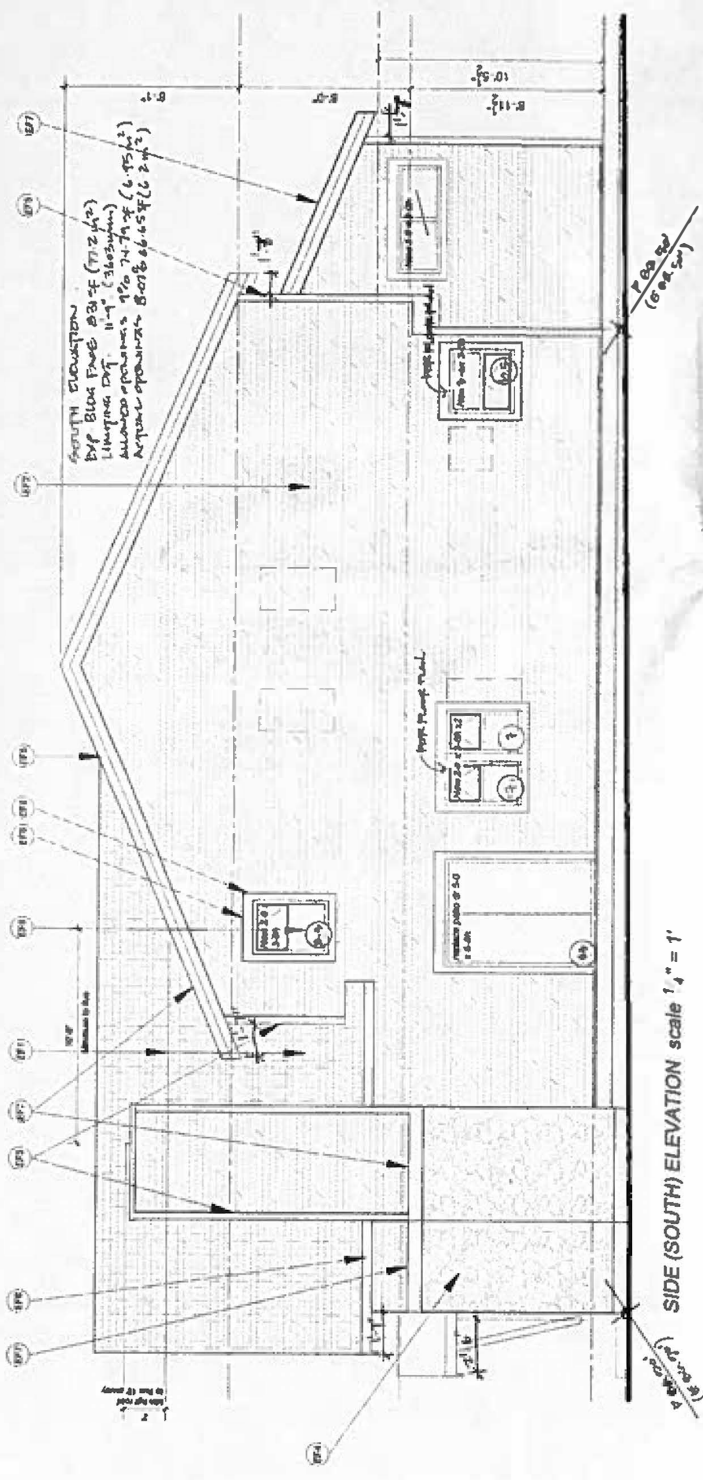
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BUILDING DEPARTMENT



ROOF PLAN scale 1/4" = 1'

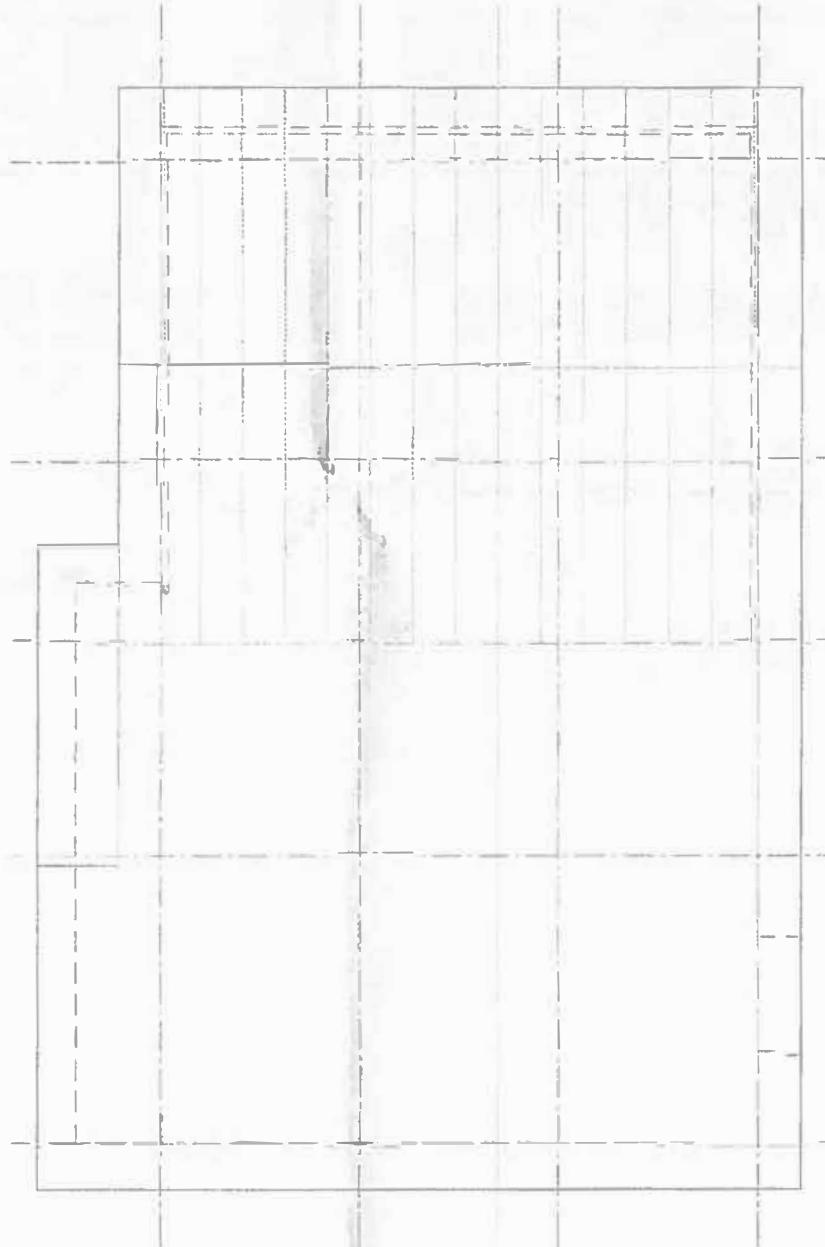
- EF1 Asphalt Shingles
 EF2 HardPlank Horizontal Siding
 EF3 Cedar Shakes installed Vertically
 EF4 Reconstructed Stone Veneer
 EF5 4" Fascia Trim
 EF6 6" Fascia Board
 EF7 10" Fascia Board
 EF8 Double Glazed Windows

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Prepared for Zach & Ricki Switzer 4802 Oaktree Court Burnaby BC		Project Renovation and Addition to Existing House		Scale: 1/4" = 1' or as noted	Date: May 10 2017	Drawn: Root Plan EXISTING	A12 J. A. C. KASCH
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EXROOF PLAN scale 1/4" = 1'

THIS DOCUMENT IS NOT VALID UNLESS ORIGINAL SURVEYING BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS.