



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 Norman Zottenberg
Mailing Address 1415 West 64 Ave.
City/Town Vancouver Postal Code V6P 2N5
Phone Number(s) (H) _____ (C) 604 961 5780
Email nzottarch@telus.net

Property

Name of Owner B. Snider, S. Snider, M. Fox, M. Fox
Civic Address of Property 3759- 3761 Hurst

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.

Date

Dec 04/17

Applicant Signature

[Signature]

Office Use Only

Appeal Date 2018 January 04 Appeal Number BV# 6314

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

The Fox and Snider Families

3759 and 3761 Hurst St
Burnaby, BC
V5J 1M3

November 25, 2017

To: Members of the Board of Variance
City of Burnaby

Dear Members,

My name is Brad Snider and I am writing to you on behalf of myself, my wife Sha Lun (Sharon), and my sister Melissa and her husband Michael. As the owners of 3759 and 3761 Hurst Street, we have collectively made this application to the Board of Variance. Through this letter we hope to provide some information about us and our home as you consider your decision.

The four of us purchased this property approximately six years ago. My sister and I grew up one block over where my parents still reside, and the four of us hoped to settle in this area and raise our families here.

In anticipation of our growing families, our common goal was to upgrade from condos to bigger homes with outdoor space for the children. Due to the price of housing in Metro Vancouver, we felt our only hope to achieve this goal was to purchase a property that the two families could share.

Since purchasing our home Sharon and I have had two biological children, Karsten and A.J., ages 5 and 2, and are in the process of an international adoption. Mike and Mel's family has now grown to include a son and a daughter, Levi and Taylor, ages 7 and 5. With growing children sharing bedrooms and one small, usable bathroom per family, our space is becoming increasingly crowded. Our proposed plans for the property are a reflection of our growing families.

This location has become crucial to our daily routines. Mike and I work early, needing to be at work by 5:30 a.m. Sharon drops off A.J. at Mike and Mel's house as she heads off to work and school with Karsten. Shortly after, our Mom (who is our daycare provider) walks down the street from their house one block over to pick up A.J. and walk Levi and Taylor down to the neighbourhood school as Mel heads off to work. Our Mom spends the day with A.J. at her house, sometimes attending the local Strong Start preschool. They will visit "Aunty Janet" next door and have lunch with Papa. They are sometimes able to visit Daddy at work on my lunch break. This is likely the arrangement for our future child as well. In the afternoon, Mike and I return from work to pick up kids from school or after naps at Gramma and Papa's house. Monday night consists of family dinners at our parents' house down the street. The neighbourhood kids and school friends often jump on the trampoline in the back yard. We are also close to the

practice facilities for the local soccer teams that Levi and Taylor play for and which Mike and Mel coach.

Over the last six years we have made friends with our neighbours between barbecues, baby-sitting, kids' birthday parties, Halloween events, Christmas open houses, popcorn & movie parties for our kids, and gardening in the front yards. We have become very attached to the community. We often comment that "it takes a village" to raise a child, and because of the placement of our home this has become a reality.

With these things in mind, through this application we are asking that the Board allow us to provide a reasonable living situation for all members of our family.

We appreciate and support the restrictions that the R10 Zoning places on the neighbourhood aesthetic and we believe our plans are in harmony with the neighbourhood's look and feel. Our plans maintain the historical and current use and density of the property; it has been utilized just as our plans propose for over 60 years, and we wish to continue that tradition.

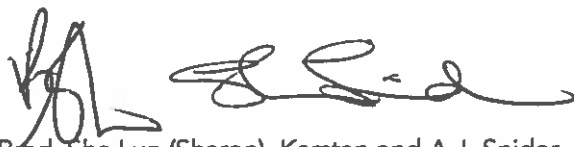
We believe the proposed 2.49' variance for the front setback still provides a uniform view from the street. Our plans propose a front setback that is slightly in front of the adjacent home to the west, and slightly behind the front setback of the adjacent home to the east. The plans propose an addition that accounts for the minimum 24.9' front setback and allows for a respectable sized living room and master ensuite.

Given the current housing costs in Metro Vancouver, we do not believe we have an alternate option that provides a comparable community environment. The planned changes to the property reflect the needs of our growing families. Finding an alternative comparable option would require relocating to another city that would cause significant disruption to our lives - and more importantly our children's lives - or manipulating the current layout in a way that would not provide the optimal usage of real estate proposed in our plans.

In summary, we humbly submit that our plans are in the best interest of our neighbourhood, our property, and our families and that the proposed addition abides within the intent of the R-10 Zoning. We trust that the included letters of support from our neighbours communicate the same message, and demonstrate our deep roots in this community. We desire to stay in the neighbourhood that has become our village. Our kids feel the same way.


Thank you in advance for your time and consideration.

Hoping for a favourable outcome,



Brad, Sha Lun (Sharon), Karsten and A.J. Snider.

Mike, Melissa, Levi and Taylor Fox.





Norman I.
Zottenberg
Architecture

1415 west 64th ave.
vancouver, b.c. v6p 2n5
tel: 604-961-5780 email-nzottarch@telus.net

November 26, 2017

**To: Members of the Board of Variance
Burnaby, B.C.**

**Re: Additions and Alterations to
3759 and 3761 Hurst Street**

I am writing on behalf of the owners, the Fox and the Snider families that live at 3759 and 3761 Hurst Street.
Some of what I have to say is duplicated in the owner's letter to you but I feel it is important to emphasize a number of the items that are salient to this project.

As you are by now well aware the existing property is an existing non-conforming duplex in the R-10 zone. At some point in the past the area zoning was changed from duplex to the R-10 designation. I believe there is at least one other duplex still remaining in the immediate area.

I feel it important to point out that the R-10 zone allows for secondary suites. Therefore, in the R-10 zone there can be two families living in the same structure. What this means to this property is that this non-conformity is not really so outside what is actually possible and what is now in actuality being done.

Another important element of this proposal is that the addition and renovation intended to the existing structure meets all the zoning requirements of the R-10 zone as noted in the following. The addition is within the allowable FSR, the allowable height, the allowable site coverage, the allowable building depth, and the allowable setbacks of the rear and side yards. The front yard setback is proposed as it is stated in the R-10 zone (7.6m). The 2.49' variance requested of the front yard comes about because there is also a part of the R-10 zoning that states that the front yard setback must take into account the front yards of the adjoining two homes on each side of the project. As you can see from the survey provided the front setbacks of the existing homes are not consistent. By following the zoning bylaw, we believe we create an appropriate transition between the home to the west and the home to the east.

This addition is discreet both in size and in look and fits in very well with the R-10 zone and with its neighboring properties.

Both families are very much committed to the neighborhood. They have roots in this neighborhood and community and genuinely wish to stay and have their families flourish and thrive here. They truly need this very modest additional space to reduce their crowded conditions so that all members of both families can have a bit more room to live and grow up in.

I thank you for your time in this.

Sincerely,

norman zottenberg – architect aibc

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: November 27, 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: December 5, 2017 for the January 4, 2018 hearing.			
APPLICANT NAME: Norman Zottenberg			
APPLICANT ADDRESS: 1415 West 64 Avenue, Vancouver B.C., V6P 2N5			
TELEPHONE: 604-961-5780			
PROJECT			
DESCRIPTION: Interior alteration and addition to an existing two family dwelling			
ADDRESS: 3759 and 3761 Hurst Street			
LEGAL DESCRIPTION:	LOT: B	DL: 150	PLAN: NWP8581

Building Permit application BLD17-00950 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R10 / Sections 110.1(1), and 110.8

COMMENTS:

The applicant proposes to build an interior alteration and addition to an existing two family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 110.1(1) – “Uses Permitted” of the Zoning Bylaw requirement to allow an addition to an existing legal non-conforming two family dwelling.
- 2) To vary Section 110.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 27.41 feet (based on front yard averaging) to 24.79 feet.

Notes:

1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
4. Fences and retaining walls will conform to the requirements of Section 6.14.

JQ

Peter Kushnir
Deputy Chief Building Inspector

PROPOGRAPHIC PLAN OF THE EAST 85 FEET LOT "B" DISTRICT LOT 150, GROUP 1, NWD, PLAN 8581

MC ADDRESS: 3753 Hurst Street, Burnaby, B.C.

SCALE: 1 INCH = 20 FEET

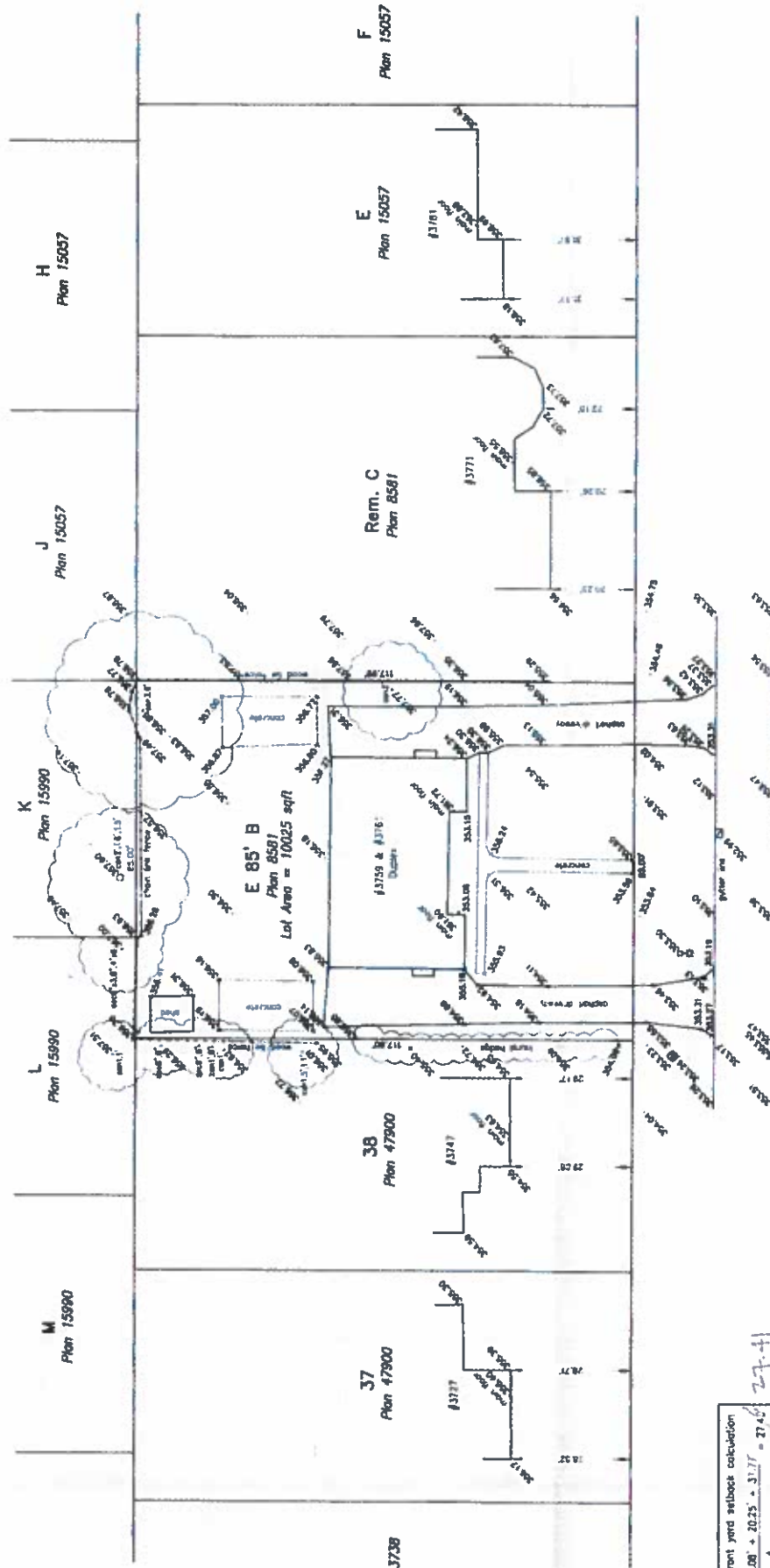
PROPERTY LEGEND

- Catch basin
- Water valve
- Storm manhole
- Fire hydrant

1" 3.0" dia. Coniferous tree
1" 12" 8" dia. Deciduous trees

NOTES

- 1) Elevations are in feet and are geoidal.
- 2) Elevations are derived from Control Monument No. 8741285 located in the driveway at Hurst Street & east edge of John Avenue. Elevation = 354.83' (102.091' meters).
- 3) This Plan was prepared for architectural design and is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.
- 4) Prior to any construction, underground services are to be confirmed by the City of Burnaby Engineering Dept.
- 5) If there is any conflict in information between this Plan and any other information, the information on this Plan shall prevail.
- 6) Property lines derived from Plan D7971093.



$$\frac{28.57' + 29.08' + 20.25' + 31.71'}{4} = 27.46'$$

HURST STREET

Merion Land Surveying Ltd.
Land Surveyors
206 - 16055 Fraser Highway
Vancouver, B.C. V4N 0G2
Tel: 604-597-3771
Fax: 604-597-3783

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 14th day of June, 2017.

[Signature]
Professional Surveyor