



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 TQ CONSTRUCTION (REBECCA VERHOOR)
Mailing Address 106-8988 FRASEKTON COURT
City/Town BURNABY Postal Code V5S 5H8
Phone Number(s) (H) 604-430-9900 (C) 778-883-9497
Email rebecca@tqconstruction.ca

Property

Name of Owner Peter + Colin Fong
Civic Address of Property 3957 LOZELLS AVE
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.

DEC 4th, 2017
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2018 January 04 Appeal Number BV# 6315

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



TQ construction

Envision | Design | Build

November 6, 2017

Burnaby City Hall
City Clerk's Office
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attn: Ms. Eva Prior Administrative Officer

Re: 3957 Lozells Avenue – application for Variance.

Dear Ms. Prior,

We have been asked to apply for a Building permit for the project at the address noted above. The Clients had recently purchased the two storey home and wish to update the interior to better suit their needs as new homeowners. The scope of work for this project encompasses interior renovations only. At the time of submission, however, we were informed that there had been work done on the property without permit. It should be noted that this work was done by previous owners and our Clients were unaware of these conditions. The work related to these charges were a non-conforming garage in the rear yard, a non conforming green house in rear yard and finally a non-conforming infill to previously existing carport.

In the case of the garage the issue is the side yard. The hardship presents itself when we try to comply with the need for a garage that has to have access along the west side of the lot as there is no lane. It's current location is due to its direct alignment with the only available access off the access from the street and along the west side of the property. While we don't comply with the side yard setback for its present location, the mitigating features have no impact to the neighboring property as this is a corner flanking lot and there is a 6' high concrete fence (built by the municipality) between our property and the adjacent public traffic through fare (Winston Street). In fact there is no direct vehicular access to this street from the property in question.

After discussion with the client regarding the green house it was agreed that this structure shall be removed.

With respect of the non-conforming infill, the current infill is apparently 2' beyond the front-yard setback based on front yard averaging. At this time the infill aligns with the upper floor. Under the R1 zoning bylaw the present infill almost complies the usual front yard setback of 29.5. To this end, we are asking for a decreased front yard setback from 34.5' (front yard average) to 30.5'.

After discussions with the Burnaby Building Department, we are seeking these relaxations due to the hardships encountered on site and for reasons referred to above. We ask for your support and in recognition of the ongoing involvement and co-operation with the Building Department.

Please feel free to contact me should you have any questions or comments.

Yours truly,

Henri Belisle



BOARD OF VARIANCE REFERRAL LETTER

DATE: November 29, 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: Rebecca Verschoor			
APPLICANT ADDRESS: 106 – 8988 Fraserton Court, Burnaby B.C., V5J 5H8			
TELEPHONE: 604-430-9900			
PROJECT			
DESCRIPTION: Interior alteration, new deck addition at rear (built w/o permit), enclosed carport to a garage (built w/o permit) and a new accessory building (built w/o permit), to an existing single family dwelling.			
ADDRESS: 3957 Lozells Ave			
LEGAL DESCRIPTION:	LOT: 81	DL: 43	PLAN: NWP28993

Building Permit application BLD17-00889 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Sections 6.6(2)(g)(i), 6.6(2)(g)(ii), and 101.8

COMMENTS:

The applicant proposes to build an interior alteration and has constructed a new deck addition at rear, enclosed carport to a garage, and a new accessory building to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

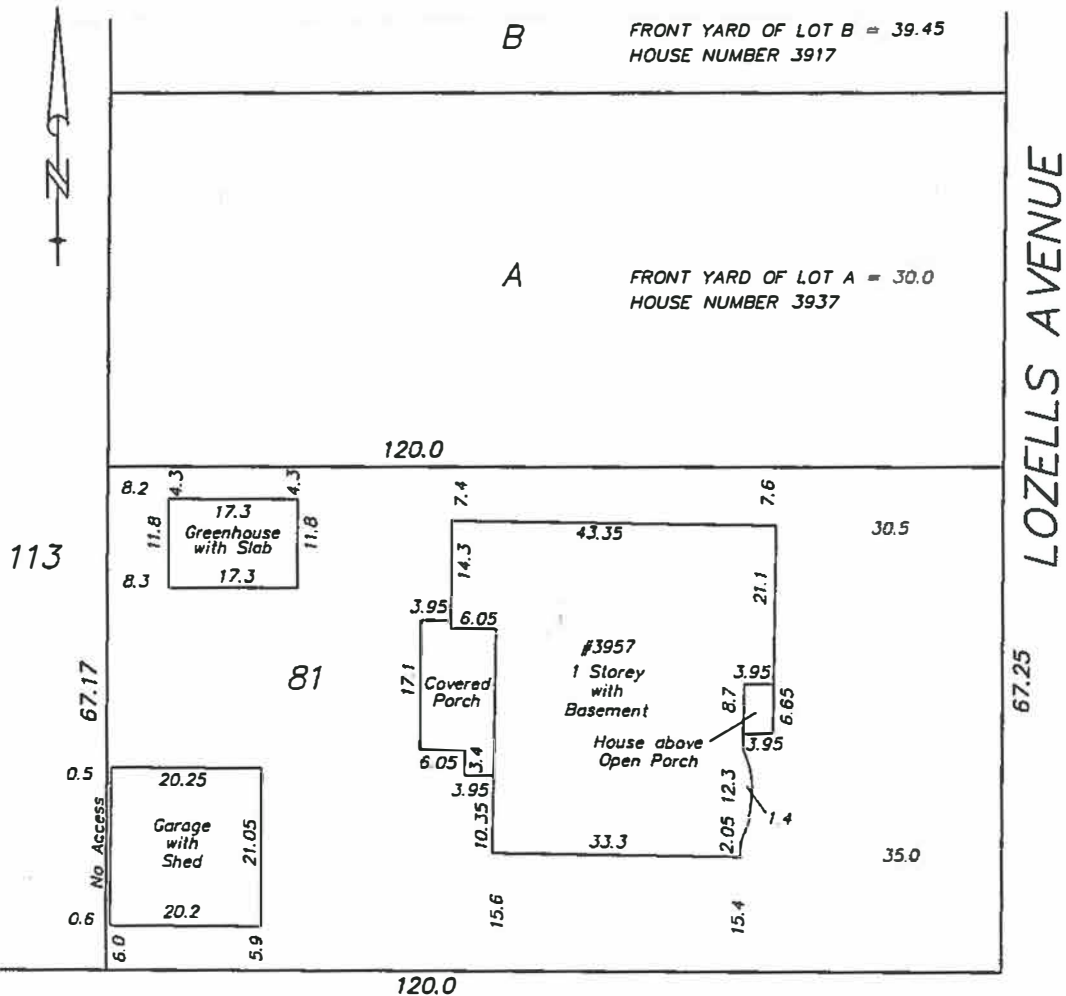
- 1) To vary Section 6.6(2)(g)(i) – “Accessory Buildings and Uses” of the Zoning Bylaw requirement for the minimum side yard width from 29.50 feet to 6.00 feet.
- 2) To vary Section 6.6(2)(g)(ii) – “Accessory Buildings and Uses” of the Zoning Bylaw requirement for the minimum rear yard depth from 3.94 feet to 0.5 feet.
- 3) To vary Section 101.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 34.73 feet (based on front yard averaging) to 30.50 feet.

Notes:

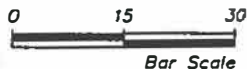
1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
3. All new principal 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



WINSTON STREET



RECEIVED
NOV 06 2017

THIS BUILDING LOCATION CERTIFICATE
HAS BEEN PREPARED IN ACCORDANCE
WITH THE MANUAL OF STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS
26TH DAY OF SEPTEMBER 2017.

Brian Coll B.C.L.S.

LYON, FLYNN & COLLINS
PROFESSIONAL LAND SURVEYORS

#102 - 1537 WEST 8TH AVENUE
VANCOUVER, B.C. V6J 1T5
PHONE: 737-8777 FAX: 737-8794

CIVIC ADDRESS:
3957 LOZELLS AVENUE
BURNABY, B.C.

NOTE:
BUILDING DIMENSIONS ARE TAKEN TO
THE OUTSIDE OF THE MAIN WALLS.

ALL RIGHTS RESERVED. NO PERSON
MAY COPY, REPRODUCE, TRANSMIT
OR ALTER THIS DOCUMENT IN WHOLE
OR IN PART WITHOUT THE CONSENT
OF THE SIGNATORY.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE
SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO
THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS
DOCUMENT SHALL NOT BE USED TO DEFINE THE PROPERTY
LINES OR PROPERTY CORNERS.

T.Q. CONSTRUCTION

THIS DOCUMENT IS NOT
VALID UNLESS ORIGINALLY
SIGNED AND SEALED

SCALE : 1"=20'

DATE: 26TH SEPT. 2017

THIS PLAN WAS PREPARED
FOR BUILDING LOCATION
PURPOSES AND IS FOR THE
EXCLUSIVE USE OF OUR
CLIENT

OUR FILE : 17201MC

YOUR FILE:

CHK BWC DRWN BWC

**B.C. LAND SURVEYOR'S
BUILDING LOCATION
CERTIFICATE ON
LOT 81 DISTRICT LOT 43
GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 28993**



TQ construction
Envision | Design | Build
106-8988 FRASERTON COURT
BURNABY, B.C. V5J 5H8
604.430.9900
WWW.TQCONSTRUCTION.CA

REVISION SCHEDULE	
NO.	DATE
001	
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004	
005	

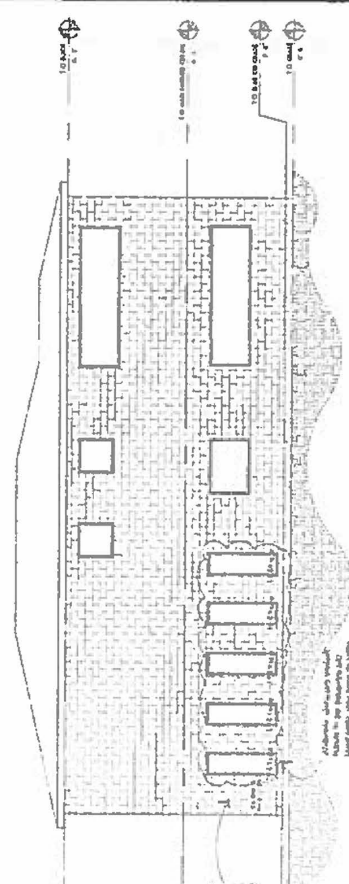
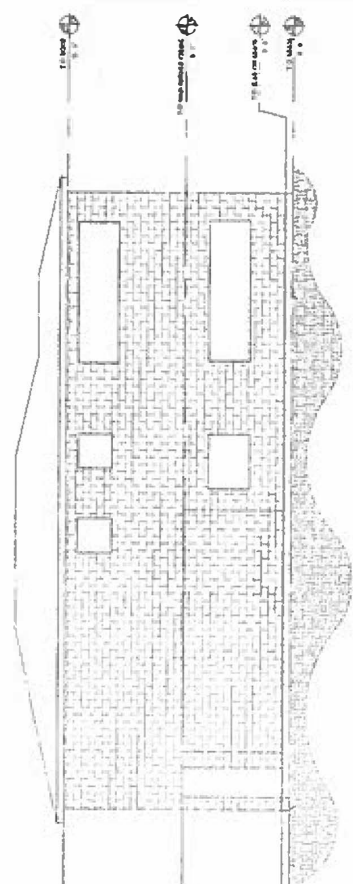
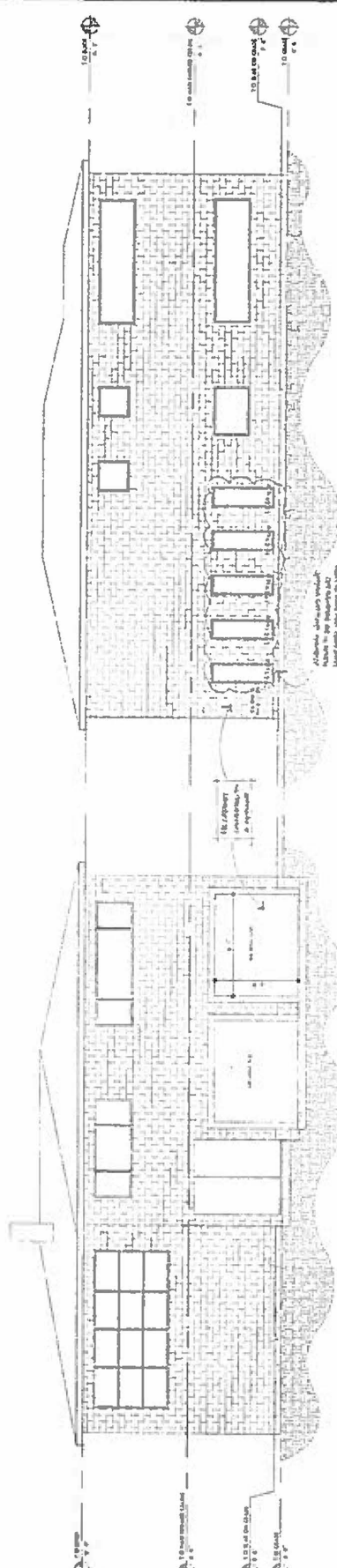
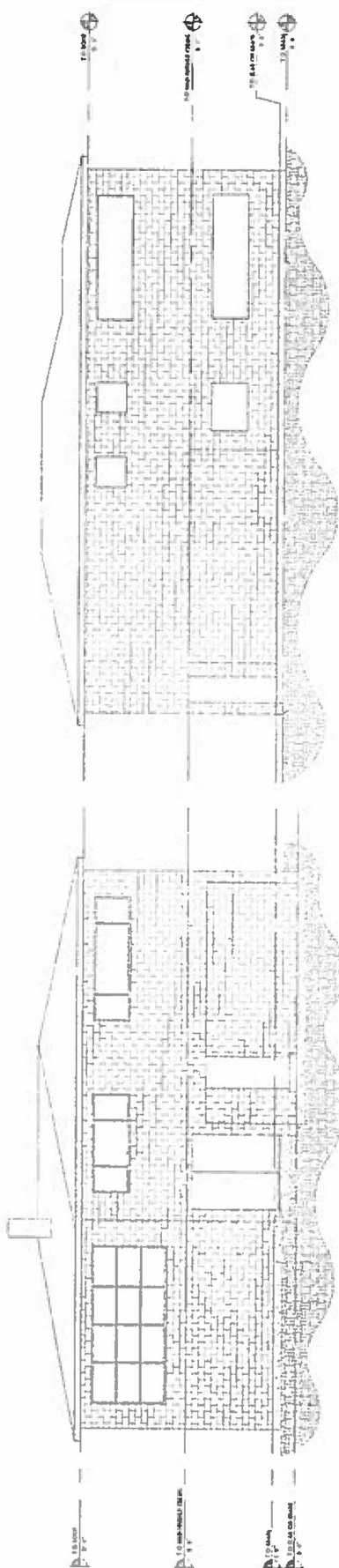
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FONG RESIDENCE
3957 LOVELLS AVENUE
BURNABY, BC V5A 2Z3

BAYING TITLE:
WEST + NORTH
ELEVATIONS

AWN BY	JM
DATE	AS NOTED
TIME	05.23.2017
TEXT	

A3



These drawings and all the information are prepared by the architect, and shall not be used, reproduced, or altered in any way without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings, and shall not be held liable for any damages, including but not limited to, consequential damages, arising from the use of these drawings. The architect's liability is limited to the professional fee paid to the architect.



TQ construction
 Envision | Design | Build
 104-8988 PRASERTON COURT
 BURNABY, B.C. V5J 5M8
 604.436.9900
 WWW.TQCONSTRUCTION.CA

NO.	DATE	DESCRIPTION
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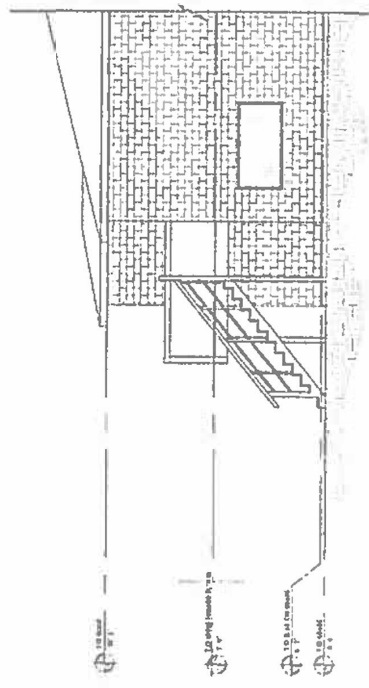
DRAWING LIST
 A1 COVER SHEET - NOTES
 A2 FLOOR PLAN - EXISTING
 A3 FLOOR PLAN - PROPOSED
 A4 SECTION - EXISTING
 A5 SECTION - PROPOSED

FONG RESIDENCE
 3957 LOZELS AVENUE
 BURNABY, BC V5A 2Z3

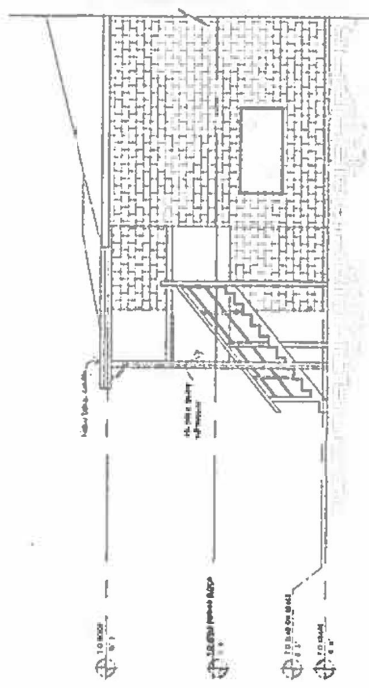
DRAWING TITLE
WEST + NORTH
ELEVATIONS

DESIGNED BY	JM
SCALE	AS NOTED
DATE	05.11.2017
SHEET	

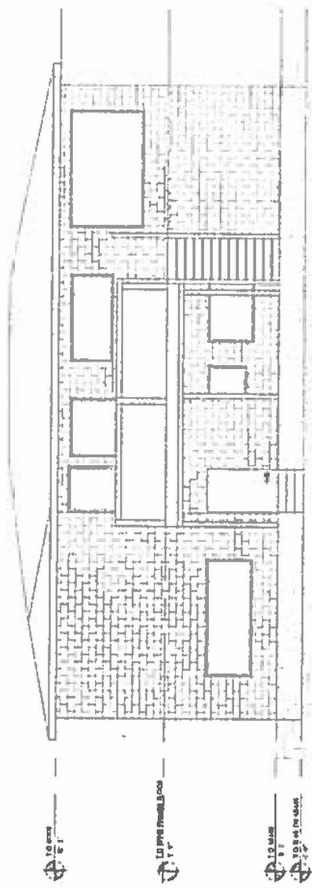
A.4



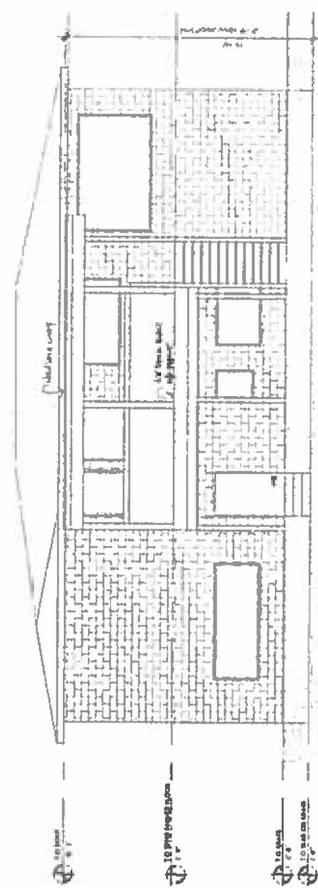
SOUTH ELEVATION - EXISTING
 SCALE 1/8" = 1'-0"



SOUTH ELEVATION - PROPOSED
 SCALE 1/8" = 1'-0"



EAST ELEVATION - EXISTING
 SCALE 1/8" = 1'-0"



EAST ELEVATION - PROPOSED
 SCALE 1/8" = 1'-0"

The drawings shall be the responsibility of the architect. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.



TQ construction
 Eminent Design Group
 104-8988 FRASER COVE
 BURNABY, B.C. V5J 5M1
 604.430.9900
 WWW.TQCONSTRUCTION.CA

NO.	DATE	DESCRIPTION
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003		
004		
005		

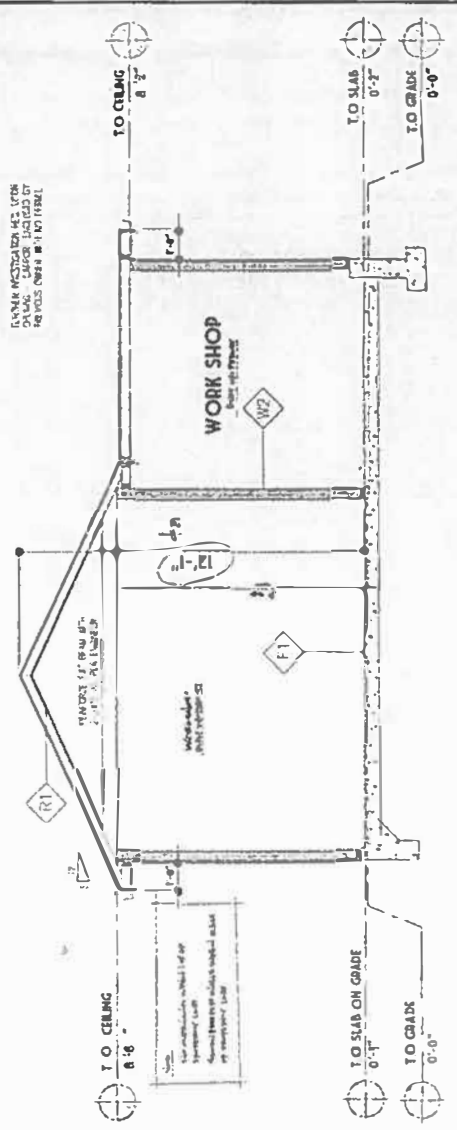
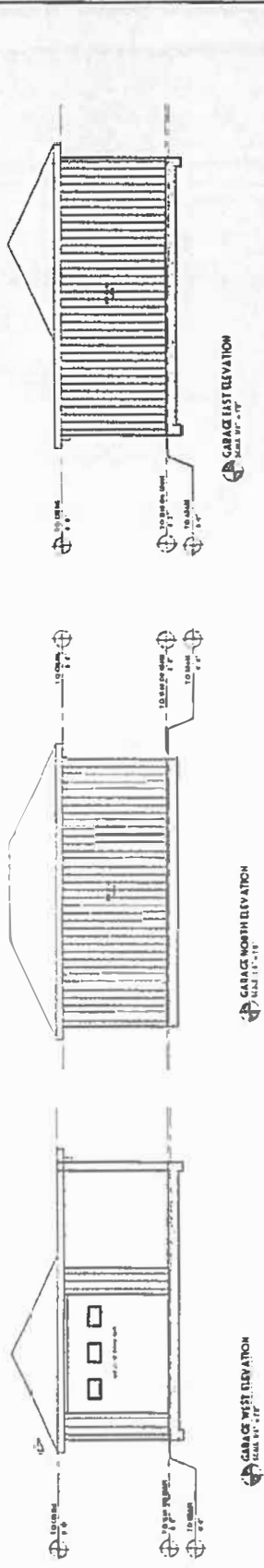
DRAWING LIST
 11 FLOOR PLAN & SECTION
 12 EXTERIOR ELEVATIONS
 13 INTERIOR ELEVATIONS

FONG RESIDENCE
 3957 LOZELLE AVENUE
 BURNABY, BC V5A 2Z3

DRAWING TITLE
NEW GARAGE
ELEVATIONS

DRAWN BY	AM
SCALE	AS NOTED
DATE	05.13.2017
SHEET	

A.5



ASSEMBLIES:

WALL TYPES

W1 Typical foundation wall
 • 12" x 12" PRECAST CONCRETE
 • 4" STRENGTH CONCRETE
 • 20" x 8" CONCRETE SLEEP TIE
 • 2" x 8" CONCRETE SLEEP TIE

W2 Typical exterior wall
 • EXTERIOR WALL
 • CEDAR SHINGLES
 • 1/2" x 6" x 12" T&G PLANKS
 • 1/2" x 6" x 12" T&G PLANKS
 • 1/2" x 6" x 12" T&G PLANKS
 • 1/2" x 6" x 12" T&G PLANKS
 • 1/2" x 6" x 12" T&G PLANKS
 • 1/2" x 6" x 12" T&G PLANKS

FLOOR TYPES

F1 Typical slab
 • 4" STRENGTH CONCRETE
 • 4" STRENGTH CONCRETE
 • 4" STRENGTH CONCRETE
 • 4" STRENGTH CONCRETE
 • 4" STRENGTH CONCRETE
 • 4" STRENGTH CONCRETE
 • 4" STRENGTH CONCRETE
 • 4" STRENGTH CONCRETE

ROOF TYPES

R1 Typical hip rafter roof
 • 12" x 12" PRECAST CONCRETE
 • 4" STRENGTH CONCRETE
 • 20" x 8" CONCRETE SLEEP TIE
 • 2" x 8" CONCRETE SLEEP TIE
 • 2" x 8" CONCRETE SLEEP TIE
 • 2" x 8" CONCRETE SLEEP TIE
 • 2" x 8" CONCRETE SLEEP TIE
 • 2" x 8" CONCRETE SLEEP TIE
 • 2" x 8" CONCRETE SLEEP TIE

GARAGE SECTION
 SCALE 1/4" = 1'-0"