



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 CHANH NGOC BLI. (AGENT)
Mailing Address 3855 PARKER ST. BBY
City/Town BURNABY Postal Code V5C 3B5
Phone Number(s) (H) _____ (C) 778 986 3223
Email _____

Property

Name of Owner CHUNG THI NGUYEN
Civic Address of Property 7867 10TH AVE

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.

09 - JAN 2018
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2018 Feb 01 Appeal Number BV# 6317.

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

LETTER OF HARDSHIP

The Secretary,
Board of Variance,
City of Burnaby,

7867 10th AVE
Burnaby B.C.
8 JAN 2018

Dear Sir,

Re. 7867 10th AVE. LETTER OF HARDSHIP

I shall be grateful for your Board's sympathetic consideration for reduction of the front yard setback from statutory required 53.51' (average) to 30.7'

.....

Adopting the average front yard setback would result in a very small rear yard area between the principal dwelling and the accessory building for outdoor social recreations for residents of the principal unit and of the secondary suite.

This hardship has been created due to the large setbacks of the dwellings of the two immediate lots on the west.

The requested setback is rationally calculated making provisions for future road widening (3M) and for 6M (19.7') setback post road widening (if any).
Thanking you.

Yours truly



CHAN NGOC BUI
Authorized agent.



BOARD OF VARIANCE REFERRAL LETTER

DATE: December 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: January 9, 2017 for the February 1, 2017 hearing.			
APPLICANT NAME: Chanh Ngoc Bui (Kevin)			
APPLICANT ADDRESS: 3855 Parker St., Burnaby, B.C., V5C 3B5			
TELEPHONE: 778-986-3223			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and detached garage.			
ADDRESS: 7867 10 th Avenue			
LEGAL DESCRIPTION:	LOT: 30	DL: 28	PLAN: 2105

Building Permit application BLD17-10039 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Sections 105.9

COMMENTS:

The applicant proposes to build a new single family dwelling with secondary suite and detached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 105.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 53.51 feet (based on front yard averaging) to 30.70 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.

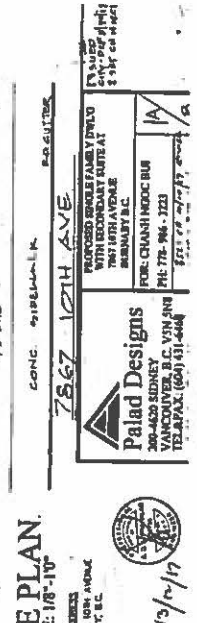
2. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

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.

CN

Peter Kushnir
Deputy Chief Building Inspector



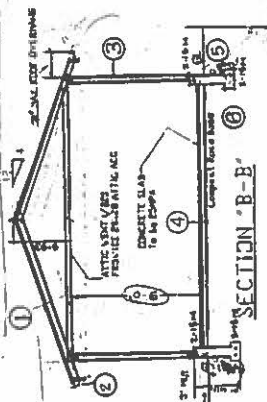
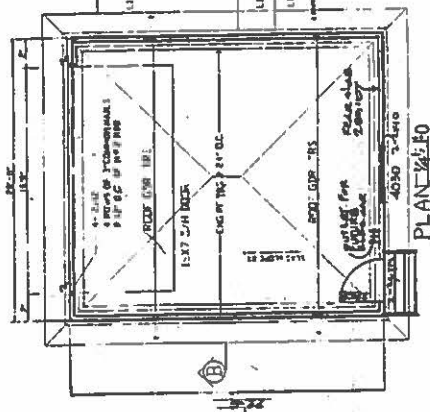
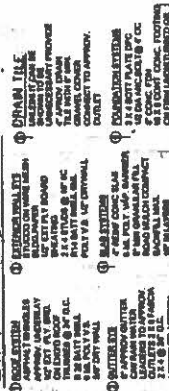
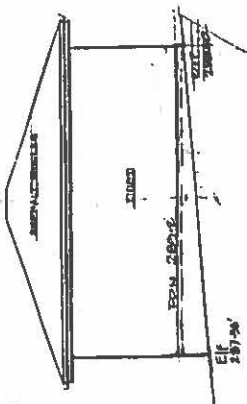
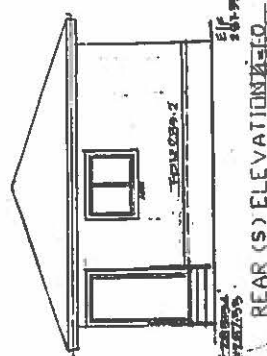
CONTRACTS

ITEM	PERTM	PROF
GFA	3982.8	3978
AGFA	2798.6	2682
LC	453145	2036
DECK-B	919	319
GARAGE	452	460

LEGAT: LOT 30 PL-20
NWD PLN 2105

ZONE: R-5

LOT AREA: 6989 SF



SECTION B-B

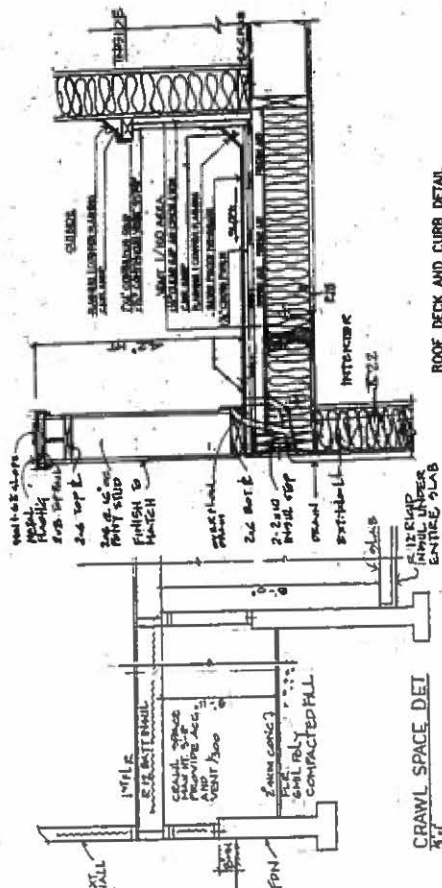
[illegible]

1. **RESEARCH** - The first step in the process is to identify the problem or opportunity. This involves gathering information about the market, the competition, and the customer.

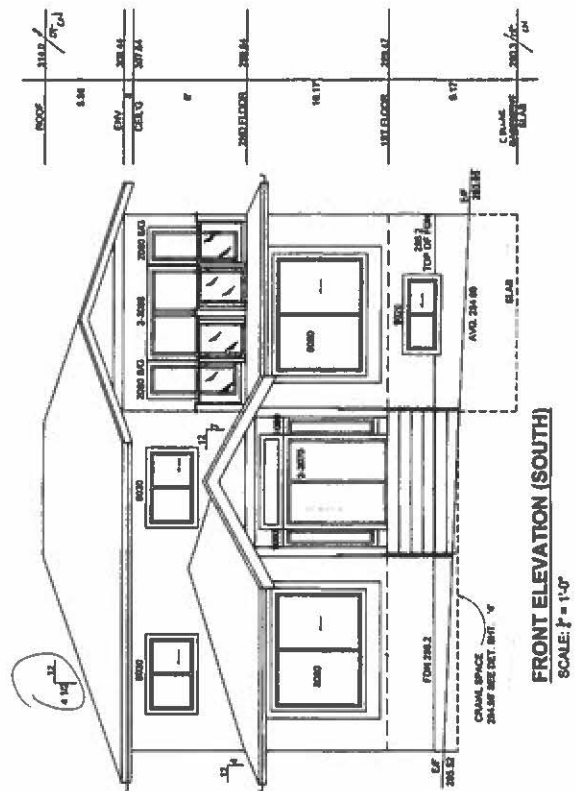
2. **ANALYSIS** - Once the problem is identified, the next step is to analyze the data. This involves identifying the key factors that are influencing the problem and determining the best course of action.

3. **IMPLEMENTATION** - The third step is to implement the solution. This involves putting the plan into action and monitoring the results.

4. **EVALUATION** - The final step is to evaluate the results. This involves comparing the actual results to the expected results and determining the effectiveness of the solution.

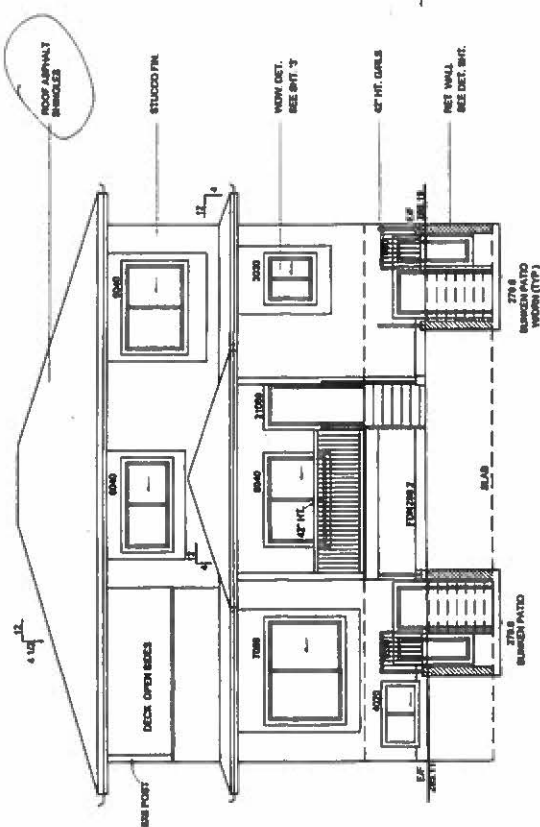


ROOF DECK AND CURB DETAIL



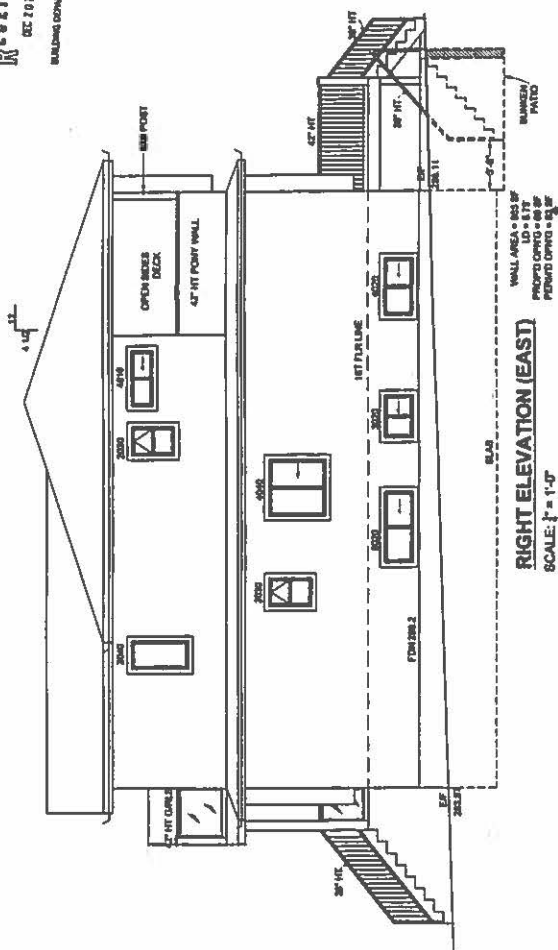
FRONT ELEVATION (SOUTH)

SCALE: 1" = 1'-0"



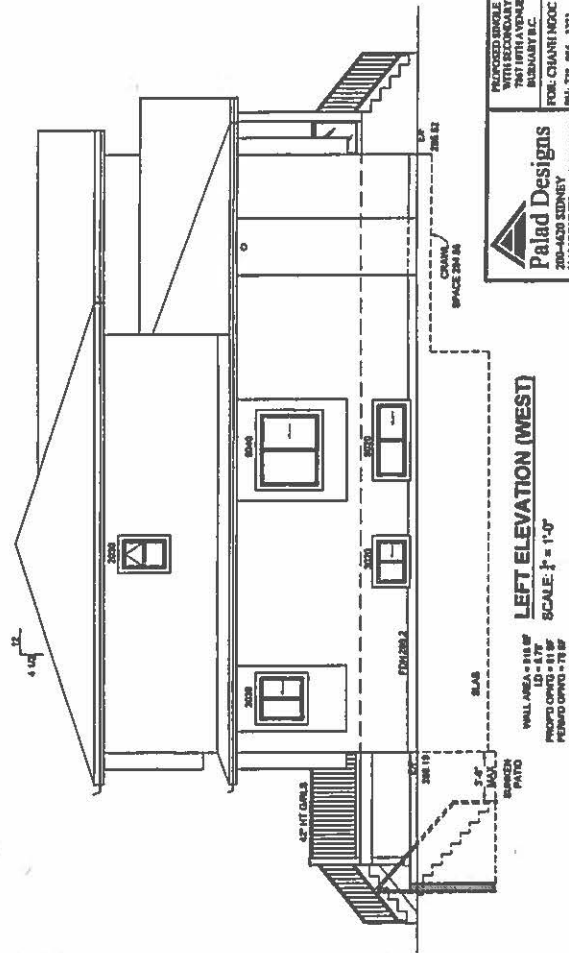
REAR ELEVATION (NORTH)

SCALE: 1" = 1'-0"



RIGHT ELEVATION (EAST)

SCALE: 1" = 1'-0"



LEFT ELEVATION (WEST)

SCALE: 1" = 1'-0"

Palad Designs
 202-4620 SUNDY
 VANCOUVER, B.C. V5N 5N6
 TEL/FAX: (604) 411-4448
 E-MAIL: info@palad.ca

POSTING PLAN OF LOT 30
DISTRICT LOT 28, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 2105

PLAN EPP71953

RECEIVED
OCT 11 2017

BUILDING DEPARTMENT

BCGS 92G.026

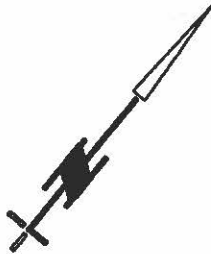
Pursuant to Section 68, Land Title Act.

SCALE 1 : 750

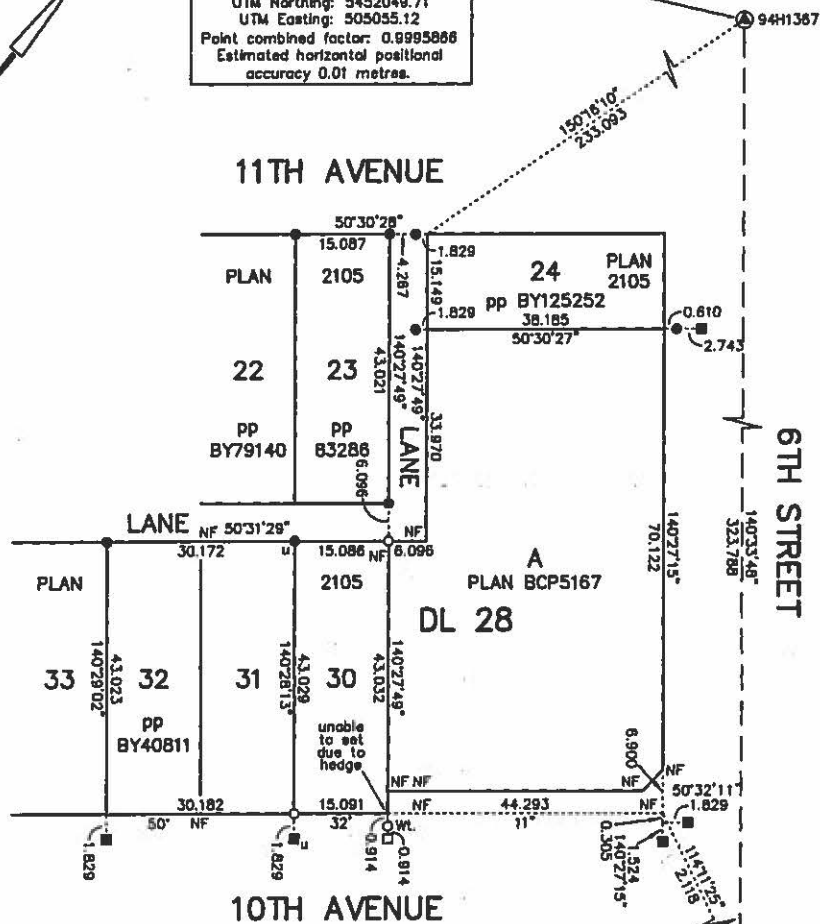
15 0 15 30m

All distances are in metres.

The intended plot size of this plan is
280mm in width by 432mm in height (B size)
when plotted at a scale of 1 : 750.



Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5452048.71
UTM Easting: 505035.12
Point combined factor: 0.9995886
Estimated horizontal positional
accuracy 0.01 metres.



LEGEND:

Integrated survey area No. 25, Burnaby, NAD83(CSRS)4.0.0.BC.1.GVRD
Grid bearings are derived from observations between
geodetic control monuments 89H5542 and 94H1367.
The UTM coordinates and estimated horizontal positional accuracy
achieved are derived from the MASCOT published coordinates
for geodetic control monuments 89H5542 and 94H1367.
This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the combined factor
of 0.9995886 which has been derived from geodetic
control monument 89H5542.

- ⊙ denotes control monument found.
- denotes standard iron post found.
- denotes standard iron post placed.
- denotes lead plug found.
- denotes lead plug placed.
- pp denotes posting plan.
- u denotes unknown origin.

Note:

This plan shows one or more witness posts which are not set
on the true corner(s) due to obstruction or unsuitability of
corner. Unless otherwise shown, witness posts are on the
production of the property lines.

Datum: NAD83(CSRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451798.75
UTM Easting: 505260.71
Point combined factor: 0.9995898
Estimated horizontal positional
accuracy 0.01 metres.

The field survey represented by this plan was
completed on the 10th day of April, 2017.
LOUIS NGAN, BCLS #743

*This plan lies within the
Greater Vancouver Regional District*

L N L S METRO VANCOUVER
LAND SURVEYORS

4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 WEB WWW.LNLS.CA

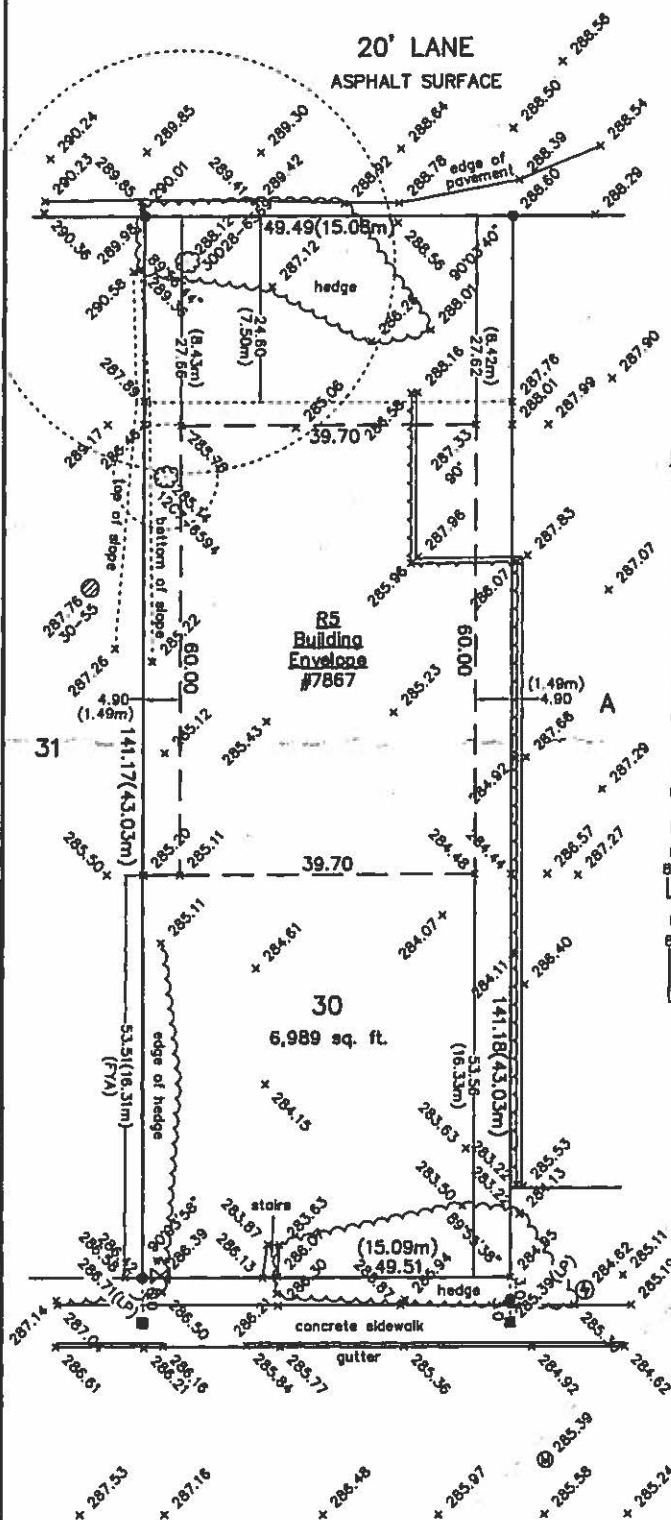
FILE:17250_03PT

Applicable Adjacent House	Depth of Front Yard
7853 - 10TH AVENUE	66.75 ft
7859 - 10TH AVENUE	40.26 ft
Total	107.01 ft
Average	53.51 ft

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CCT 11 2017

BUILDING DEPARTMENT



- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 89H5542 situated at the intersection of 8th Street and 10th Avenue.
Elevation = 283.03 feet.
- For elevation control, use control monument only.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- denotes standard iron post.
- denotes lead plug.
- ⊕ denotes hydra pole.
- tw denotes top of wall.
- bw denotes bottom of wall.
- Ⓜ denotes manhole
- ⊕ denotes water valve
- ⊗ denotes tree stump.
- B-10 height (inches)
- diameter (inches)
- denotes tree.
- BC10-1234 (tree tag number)
 - drip line radius (feet)
 - C=coniferous
 - D=deciduous
 - diameter (inches)

7867 - 10TH AVENUE
BURNABY, B.C.

ZONING: R5

CERTIFIED CORRECT:
DATED THIS 10TH DAY OF APR., 2017

LOUIS NGAN ³¹² B.C.L.S.

10TH AVENUE

L N L S METRO VANCOUVER
LAND SURVEYORS

© LOUIS NGAN LAND SURVEYING INC., 2017

PID: 012-519-588
FILE: 17250 04TP

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