



2018 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 Chris Williams - Basil Restoration
Mailing Address 106-1089 East West Ave W
City/Town Vancouver Postal Code V5X 4W9
Phone Number(s) (H) 604 324 9364 (C) 604 726 4169
Email chris@basilrestorationllc.ca

Property

Name of Owner Cori Gabana and Juvik Fitzgerald
Civic Address of Property 7853 Goodall St, 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.

March 6, 2018
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2018 April 05 Appeal Number BV# 6326

Required Documents:

- ☐ Fee Application Receipt - Fee waived as per Kate + Monica
- ☒ 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

January 7, 2018

City of Burnaby – Building Department

Project Address: 7853 Goodlad Street, Burnaby, BC

To whom it may concern:

Thank you for your time and consideration in reviewing our application for a variance to our building permit. We are hoping to extend our current deck 3 feet beyond its current depth and enlarge the fireplace “bump out” in our family room.

This letter outlines our reasons for these requests. As well, we have discussed these changes with our neighbors and have attached letters from both of our neighbors (7845 and 7863 Goodlad Street) stating that they have no opposition or concerns with either variance request.

A) DECK EXTENSION (Section 102.7b, Burnaby Building Bylaw):

Our current deck is 8 feet deep and we are hoping to enlarge it to 11 feet in depth. Our lot is 207 feet deep and this small extension will not have a significant impact on lot coverage. Our current deck is insufficient in size to allow for a table and chairs to be placed safely on the deck and allow for an outdoor eating space. The deck extends off of the kitchen and thus is an ideal location for our family to sit together. We want to allow the chairs to be placed a reasonable distance from the railing to ensure the safety of our children. It is not feasible to locate the outdoor eating space on the ground level, as transporting hot food and knives up and the down the stairs would be dangerous.

We did consider the option of a full rebuild rather than a renovation, but we enjoy our current family home and feel it would be very wasteful and have a negative impact on the environment. We thus hope that you will allow this small 3 foot extension to our deck depth.

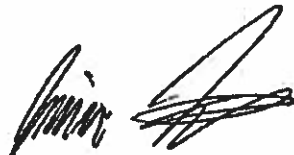
B) FAMILY ROOM FIREPLACE “BUMP OUT” EXTENSION (Section 102.9, Burnaby Building Bylaw):

Our family room currently has a gas fireplace “bump out” that is not centered in the room. Our renovated family room will have a relocated fireplace to center the fireplace which complies with the building setback requirements. We would like to extend the “bump out” as per the attached drawings to allow for a small amount of shelving adjacent to the fireplace. This “bump out” will not be any closer to the property line than our current or renovated fireplace. This will greatly improve the aesthetics of our family room living space and improve the functionality of this small room.

Sincerely,



Cori Gabana (Property Owner)



Jamie Fitzgerald (Property Owner)

Attachments: Letter from neighbor 7845 Goodlad Street
Letter from neighbor 7863 Goodlad Street

January 4, 2018

Re: Variance Request for 7853 Goodlad Street

Dear City of Burnaby Building Department:

Our neighbours, Cori Gabana and Jamie Fitzgerald of 7853 Goodlad Street, have discussed their proposed renovation with us. This includes their variance request for a larger deck, which would be 3 feet deeper than the existing deck, and the extended "bump out" in the exterior wall next to the fireplace "bump out" adjacent to our property (7845 Goodlad Street). The details of the proposed renovation are included on the drawings submitted to the City for their building permit and variance request.

We do not have any objections to this variance request.

Please contact us if you have any questions.

Name: Craig Law

Address: 7845 Goodlad Street, Burnaby, BC

Signature: 

Date: January 4, 2018

Phone Number: 604-553-7845

January 4, 2018

Re: Variance Request for 7853 Goodlad Street

Dear City of Burnaby Building Department:

Our neighbours, Cori Gabana and Jamie Fitzgerald of 7853 Goodlad Street, have discussed their proposed renovation with us. This includes their variance request for a larger deck, which would be 3 feet deeper than the existing deck. The details of the proposed renovation are included on the drawings submitted to the City for their building permit and variance request.

We do not have any objections to this variance request.

Please contact us if you have any questions.

Name: Baljit Chelma

Address: 7863 Goodlad Street, Burnaby, BC

Signature: 

Date: January 5, 2018

Phone Number: 604-537-3405



BOARD OF VARIANCE REFERRAL LETTER

DATE: March 6, 2018			<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: March 6, 2018 for the April 5, 2018 hearing.			
APPLICANT NAME: Chris Williams			
APPLICANT ADDRESS: 106-1089 East Kent North, Vancouver, BC V5X4V9			
TELEPHONE: 604-726-4169			
PROJECT			
DESCRIPTION: Addition to main floor only and interior alteration to an existing single family dwelling			
ADDRESS: 7853 Goodlad Street			
LEGAL DESCRIPTION:	LOT: 4	DL: 90	PLAN: 21440

Building Permit application BLD17-10017 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.7(b)

COMMENTS:

The applicant proposes to build an addition to main floor only and interior alteration to 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 102.7(b) – “Depth of Principal Building” of the Zoning bylaw requirement for the maximum building depth from 60.00 feet to 66.25 feet.

Notes:

1. A previous Board of Variance appeal (B.V.632, March 2 2018) seeking relaxation for the side yard setback from minimum 5.20 feet to 4.36 feet was approved.
2. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
3. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
4. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
5. Fences and retaining walls will conform to the requirements of Section 6.14.

AB

Peter Kushnir
Deputy Chief Building Inspector



Targeted Redaction Request
 (Redactions are located on page(s) 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471,

PLAN #
 Please describing approach or work approach submitted
 along with the submittal fee submitted by **DCI Construction Engineering Designer Ltd.**

[illegible]

GOODLAD STREET

100

Project number	1447
Date	January 3rd 2018
Drawn by	Jordan Van Bruntel
Checked by	KORSTEN SUTTON
A101	
Scale	As indicated



DESIGN INC.

www.d3design.ca

[illegible]

Carl Gustav and James Fitzgerald

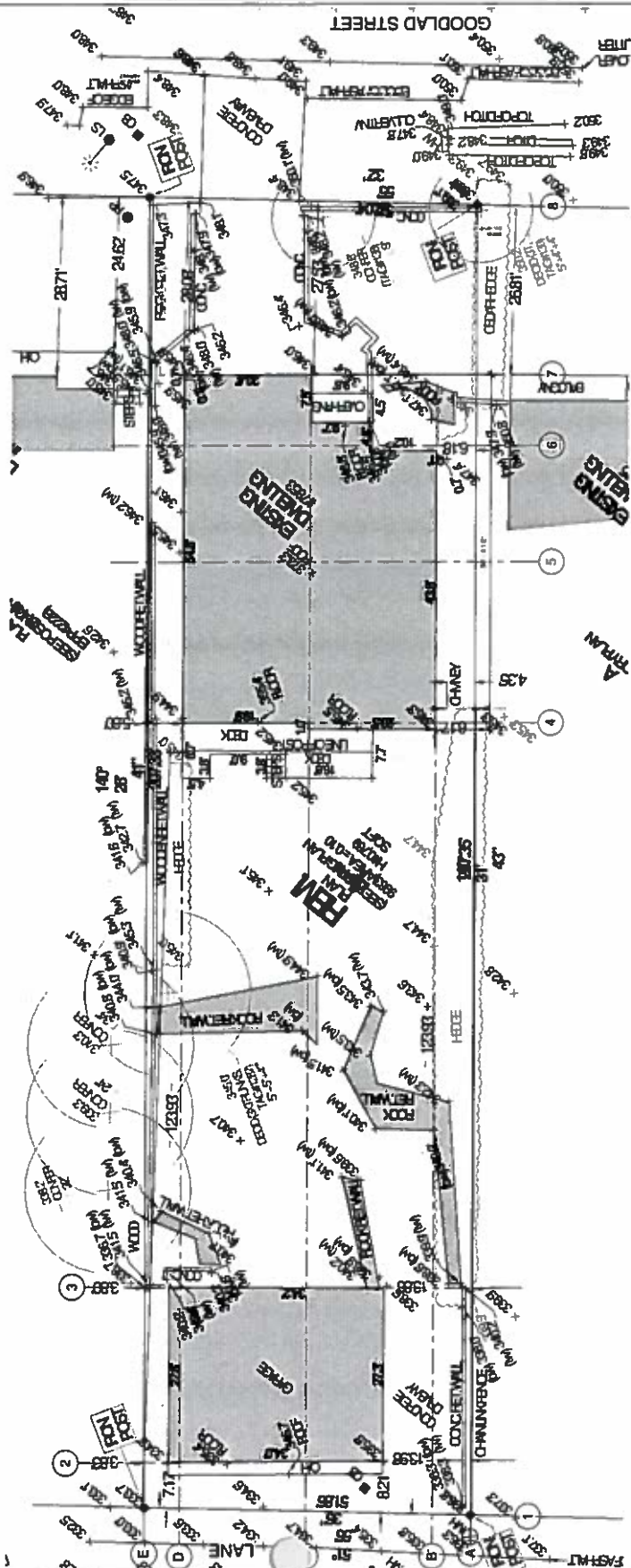
1983 Controlled Clinical Research

Survey Reference

Prepared number	1447
Date	January 3rd 2018
Drawn by	Jordan Van Orsdel
Checked by	Checker

A101.1

51.31



① 計算して単位を付けて

PROPOSED ROOF PLAN - 1/4" = 1'

EXISTING ROOF PLAN - 1/4" = 1'

[illegible][illegible]

addition, as I'm incorporating methods and ideas all I find is that the more I learn, the more I realize that I have a lot more to learn. I'm not a perfectionist, but I'm a learner.



EXISTING / NO CHANGES



EXISTING / NO CHANGES

[illegible]

7853 Goodlad Street Quincy

Project number	1447
Date	January 3rd 2018
Drawn by	Jordan Van Bynard
Checked by	FORRESTEN SUTTON

As indicated

[illegible]

Carl Gustaf and Janne Fagerfeld

7053 Goodlad Street Burnaby

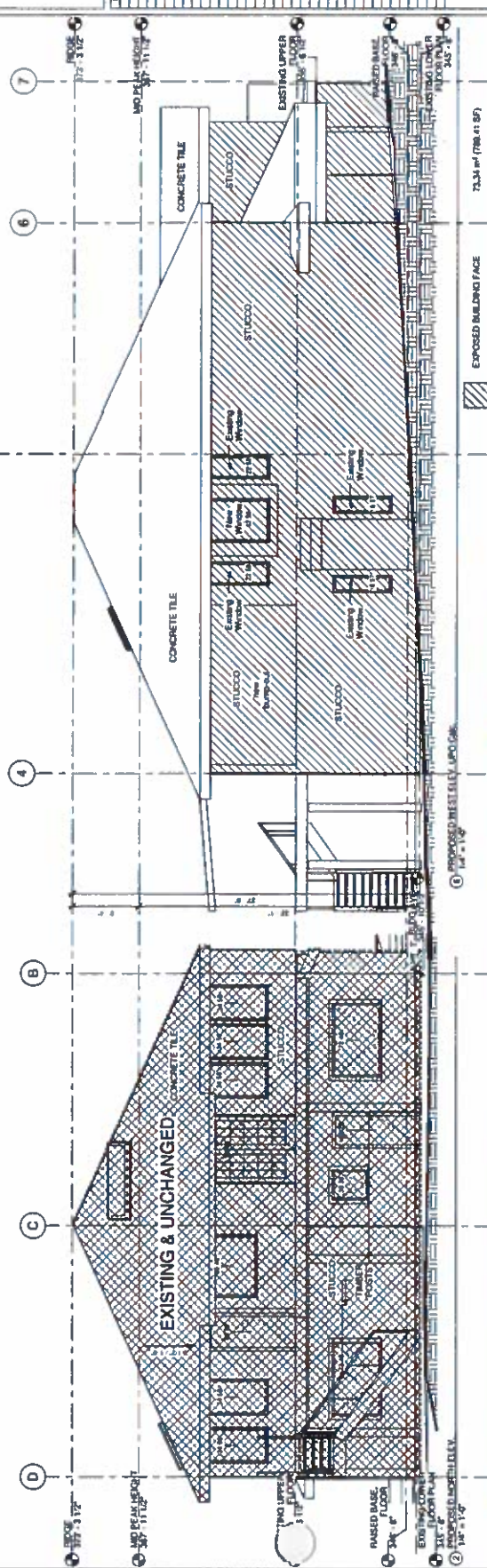
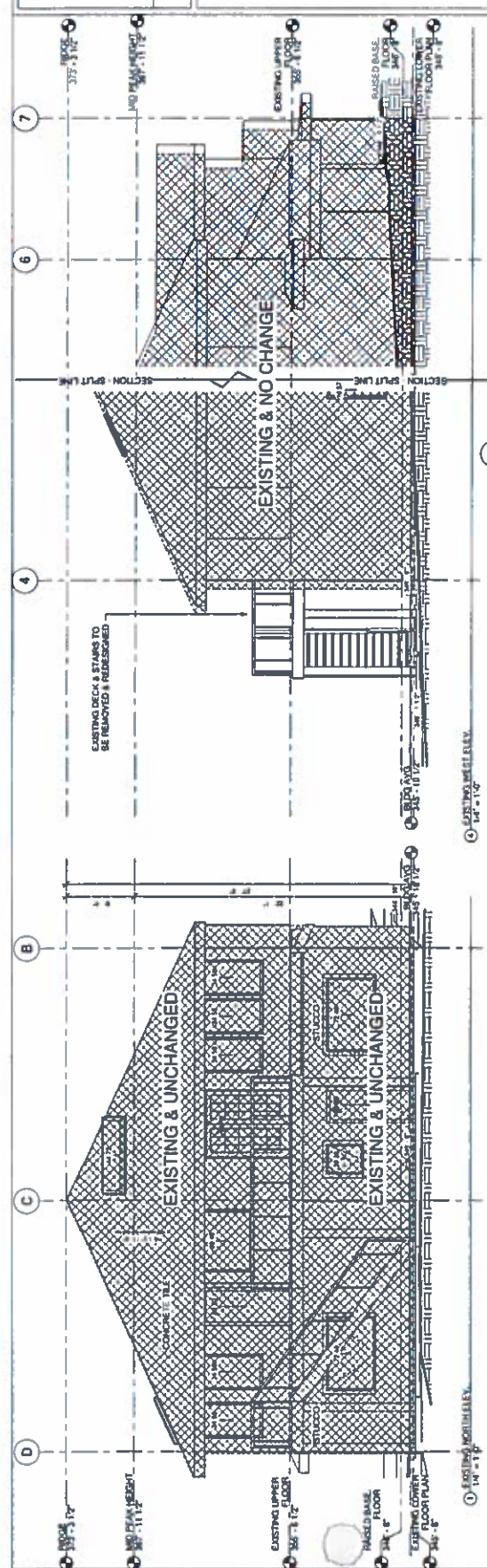
**NORTH & WEST
ELEVATIONS**

1447

Reviewed by	KIRSTEN BUTLER
By word	Andrew Van Gorp

A106

As indicated:



IMPORTANT NOTE:

[illegible]

NORTH & WEST OPENING ALLOWANCE

[illegible]

NORTH: NO CHANGES TO THE EXTERIOR DESIGN & NO CHANGES TO EXISTING OPENINGS. THEREFORE, SPATIAL SEPARATION REMAINS THE SAME.

WEST. SEE SHEET 106 FOR UPDATED SPATIAL SEPERATION

TYPICAL ELEVATION CONSTRUCTION NOTES:

small standard error of the regression coefficient, and a small standard error of the estimate. The standard error of the estimate is the standard deviation of the residuals. The standard error of the regression coefficient is the standard deviation of the regression coefficient. The standard error of the estimate is the standard deviation of the residuals. The standard error of the regression coefficient is the standard deviation of the regression coefficient.

