



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 Bruno Tortolano

Mailing Address 5290 Georgia Street, Bby BC V5B 1V4

City/Town Burnaby Postal Code V5B 1V4

Phone Number(s) (H) _____ (C) ⁶⁰⁴ 250-1322

Email bruno@abtdesigngroup.com

Property

Name of Owner Bruno Tortolano

Civic Address of Property 5456 / 5458 Georgia Street
Burnaby B.C.

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.

April 11 / 18
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date May 3, 2018 Appeal Number BV# 6328

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

Bruno Tortolano
5290 Georgia Street
Burnaby, B.C.

April 11, 2018

**Re: 5456/58 Georgia - Relaxation of Distances between Buildings on the same lot
Zone R4 / Sections Section 6.3.1
Lot 107, DL 127, PI NWP48332, NWD**

To the members of the Board of Variance

We are appealing to the board for a variance for the reduction of the distance between the principal building's sundeck and the proposed new garage from the allowable 14.76' to 4'-0". We ask the Board of Variance for your support and consideration on this matter.

We have applied to the building department for a building permit to construct a 452 sf detached garage within the rear yard of the lot. Currently, there exists a double carport (with sundeck over) attached to the principle building with a very steep driveway access. The rear yard is also very steep and virtually unusable. By constructing the proposed double detached garage, it would eliminate the access to the existing carport and allow us to still provide off street parking (at the lower level) and also allow us to level off the rear yard to be more usable.

Upon the initial review from the building department, they informed us that although the actual principle building is located 21' from the proposed new garage, the allowable distance between the 2 structures must be taken from extreme end of the carport (or sundeck) even though the support structure for the sundeck is located a distance of 8' from the new proposed garage.

Please keep in mind that we are not increasing the size of the existing building footprint nor are we asking for a larger than allowable proposed garage. We only ask that you consider a reduction in the distance between the 2 structures.

Thank-you for your consideration on this matter.

Regards



Bruno Tortolano

APR 11 / 18.



BOARD OF VARIANCE REFERRAL LETTER

| | | |
|---|-----------------|--|
| DATE: April 10, 2018 | | <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: April 10, 2018 for May 03, 2018 hearing | | |
| APPLICANT NAME: Bruno Tortoland | | |
| APPLICANT ADDRESS: 5290 Georgia Street, Burnaby, B.C., V5B 1V4 | | |
| TELEPHONE: 604-250-1322 | | |
| PROJECT | | |
| DESCRIPTION: New Detached Garage to Existing Two Family Dwelling | | |
| ADDRESS: 5456/5458 Georgia Street | | |
| LEGAL DESCRIPTION: | LOT: 107 | DL: 127 |
| | | PLAN: NWP48332 |

Building Permit application BLD17-10309 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Sections Section 6.3.1

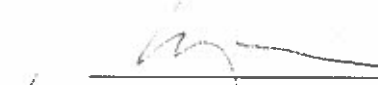
COMMENTS:

The applicant proposes to build a new detached garage on a lot with an existing two family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- To vary Section 6.3.1 – “Distance between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 14.8 feet to 4.00 feet.

- Notes:*
- 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 these variances, if granted, are 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 will conform to the requirements of Section 6.14.*

LM



 Peter Kushni
 Deputy Chief Building Inspector

CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL CHECK ALL LEVELS AND DIMENSIONS ON SITE AND BE RESPONSIBLE FOR THE SAME.
- 2. ALL CONCRETE TO BE 4" MIN. THICK UNLESS OTHERWISE NOTED.
- 3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH GEORGINA B.C. SECTION 6.00.00 (CONCRETE - 1975).
- 4. ALL UTILITIES TO BE AS PER STRUCTURAL ENGINEER'S NOTES SEE STRUCTURAL DRAWINGS.
- 5. ALL UTILITIES UNDER NON-LOADING AREAS TO BE PROTECTED WITH 18" MIN. CONCRETE SLAB UNLESS OTHERWISE NOTED.
- 6. ALL CONCRETE TO BE PLACED AND COMPACTED WITH SMALL CREDS WITH WINDOW AND DOOR SIZES AND APPROXIMATE AND CONSTRUCTION SHALL CHECK WITH WINDOW AND DOOR SIZES FOR ACTUAL WINDOW OR DOOR SIZES.
- 7. ALL WOOD TO BE DOUBLE GROUND HIGH QUALITY GUM BRUSH OR OTHER WITH OVERSIC FIBRE AND ALL WOODWORK TO BE DECORATIVE STAINPANEL OR OTHER TO OWNER'S APPROVAL.
- 8. ALL CONCRETE TO BE PLACED AND COMPACTED WITH SMALL CREDS WITH WINDOW AND DOOR SIZES FOR ACTUAL WINDOW OR DOOR SIZES.
- 9. ALL CONCRETE TO BE PLACED AND COMPACTED WITH SMALL CREDS WITH WINDOW AND DOOR SIZES FOR ACTUAL WINDOW OR DOOR SIZES.
- 10. ALL CONCRETE TO BE PLACED AND COMPACTED WITH SMALL CREDS WITH WINDOW AND DOOR SIZES FOR ACTUAL WINDOW OR DOOR SIZES.
- 11. ALL CONCRETE TO BE PLACED AND COMPACTED WITH SMALL CREDS WITH WINDOW AND DOOR SIZES FOR ACTUAL WINDOW OR DOOR SIZES.
- 12. ALL CONCRETE TO BE PLACED AND COMPACTED WITH SMALL CREDS WITH WINDOW AND DOOR SIZES FOR ACTUAL WINDOW OR DOOR SIZES.
- 13. ALL CONCRETE TO BE PLACED AND COMPACTED WITH SMALL CREDS WITH WINDOW AND DOOR SIZES FOR ACTUAL WINDOW OR DOOR SIZES.
- 14. ALL CONCRETE TO BE PLACED AND COMPACTED WITH SMALL CREDS WITH WINDOW AND DOOR SIZES FOR ACTUAL WINDOW OR DOOR SIZES.
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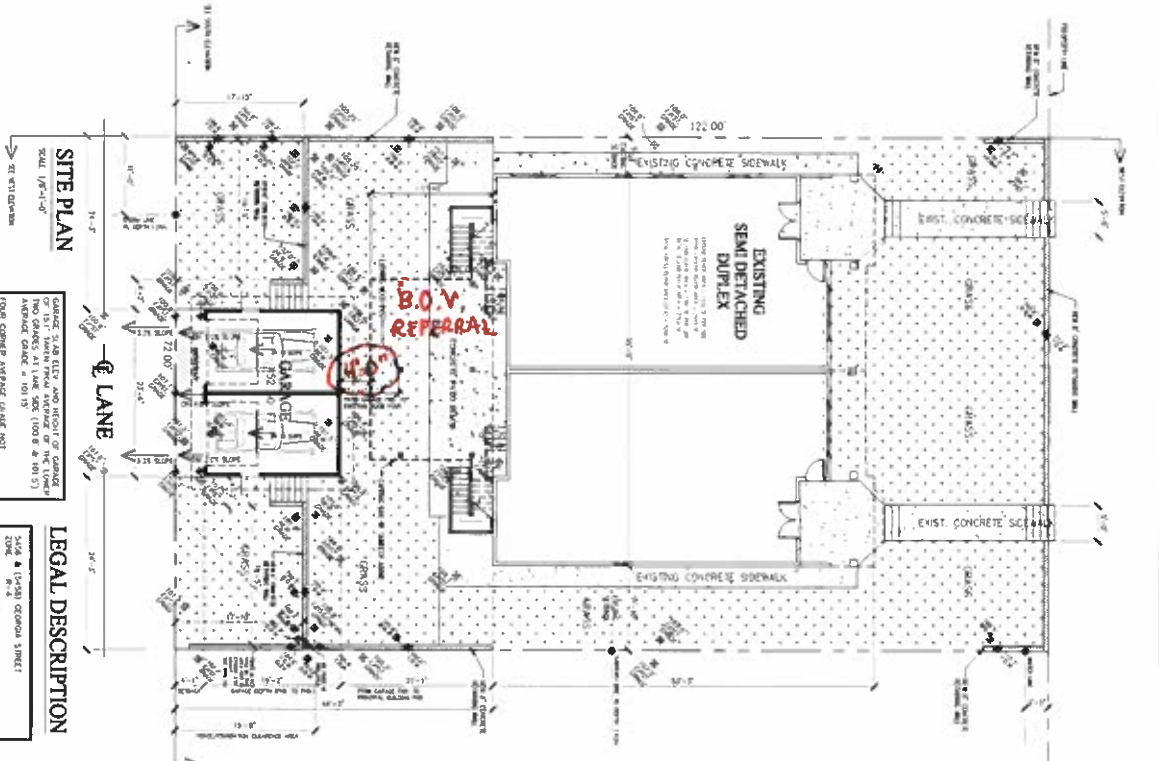
REVISIONS

- 1. REVISION TO BE MADE IN THE MARGINS OF THIS DRAWING.
- 2. EXISTING WALL EXCAVATION IS IN PROGRESS.
- 3. FOUNDATION FROM TO BE AS PER CONCRETE DRAWING.
- 4. APPLY ALL ELECTRICAL & PLUMBING WORKS ARE COMPLETED.
- 5. NOTE: CONCRETE WITH STRUCTURAL ENGINEER FOR ANY ADDITIONAL INSTRUCTIONS REQUIRED.

ZONING REQUIREMENTS

| ITEM | EXISTING | ALLOWABLE | PROPOSED |
|---------------------|-------------|-----------|------------|
| LAND ZONING | R4 | 640 SQ FT | |
| STREET FRONTAGE | 67' x 100' | | |
| FLOOR AREA RATIO | 40% MAXIMUM | 512 SQ FT | 2880 SQ FT |
| EXISTING FLOOR AREA | 1014 SQ FT | N/A | N/A |
| PROPOSED FLOOR AREA | 2700 SQ FT | N/A | N/A |
| EXCAVATION FLOOR | 2100 SQ FT | N/A | N/A |
| SECOND FLOOR | 2100 SQ FT | N/A | N/A |
| THIRD FLOOR | 2100 SQ FT | N/A | N/A |
| FOURTH FLOOR | 2100 SQ FT | N/A | N/A |
| FIFTH FLOOR | 2100 SQ FT | N/A | N/A |
| SIXTH FLOOR | 2100 SQ FT | N/A | N/A |
| SEVENTH FLOOR | 2100 SQ FT | N/A | N/A |
| EIGHTH FLOOR | 2100 SQ FT | N/A | N/A |
| NINTH FLOOR | 2100 SQ FT | N/A | N/A |
| TENTH FLOOR | 2100 SQ FT | N/A | N/A |
| ELEVENTH FLOOR | 2100 SQ FT | N/A | N/A |
| TWELFTH FLOOR | 2100 SQ FT | N/A | N/A |
| THIRTEENTH FLOOR | 2100 SQ FT | N/A | N/A |
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| EIGHTEENTH FLOOR | 2100 SQ FT | N/A | N/A |
| NINETEENTH FLOOR | 2100 SQ FT | N/A | N/A |
| TWENTIETH FLOOR | 2100 SQ FT | N/A | N/A |
| STREET FRONTAGE | 67' x 100' | | |
| LAND ZONING | R4 | 640 SQ FT | |
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| FLOOR AREA RATIO | 40% MAXIMUM | 512 SQ FT | 2880 SQ FT |
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| EXCAVATION FLOOR | 2100 SQ FT | N/A | N/A |
| SECOND FLOOR | 2100 SQ FT | N/A | N/A |
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| FIFTH FLOOR | 2100 SQ FT | N/A | N/A |
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| TWENTIETH FLOOR | 2100 SQ FT | N/A | N/A |

CITY SIDEWALK



SITE PLAN

SCALE 1/8"=1'-0"
 SEE CITY SIDEWALK

LEGAL DESCRIPTION

5456 & (S-450) GEORGIA STREET
 ZONE R-4
 LOT 107
 PLAN 400-035

| NO. | DATE | DESCRIPTION |
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NEW DETACHED GARAGE
 LOCATED AT
 5456 & 5458 GEORGIA ST
 BURBANK, B.C.

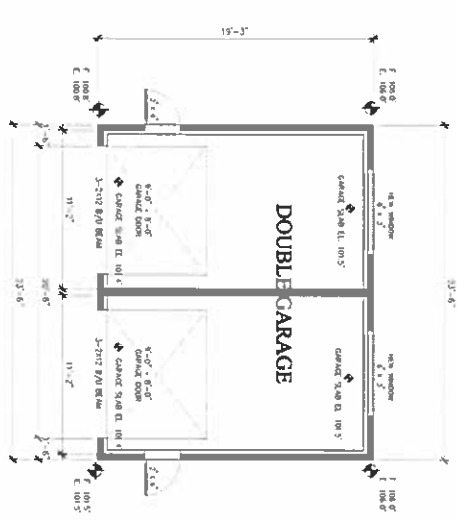
SITE PLAN AND
 CONSTRUCTION NOTES

Scale: 1/8" = 1'-0"
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 Project No: 400-035

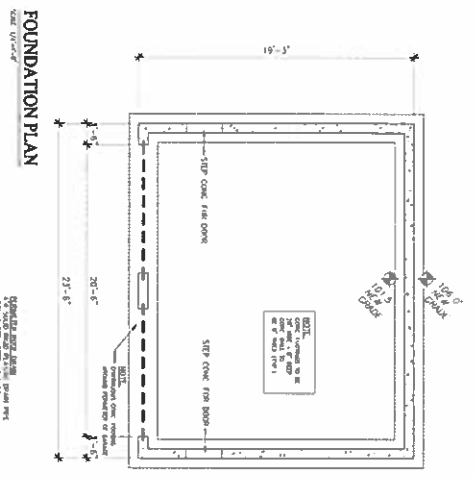
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 Designer: [Signature]
 Checker: [Signature]
 Date: 10/1/21

Project No: 400-035
 Date: 10/1/21
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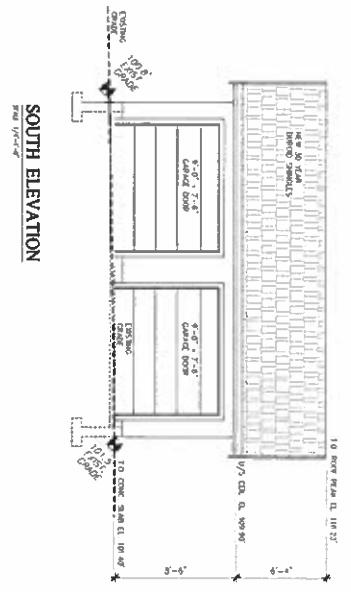
North Arrow
 NORTH



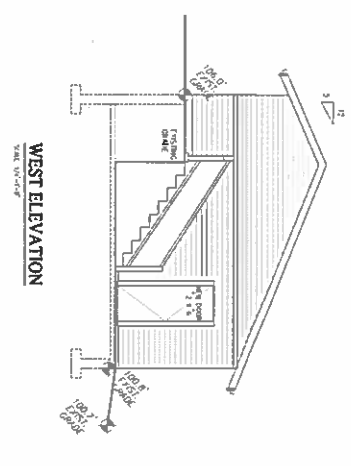
GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



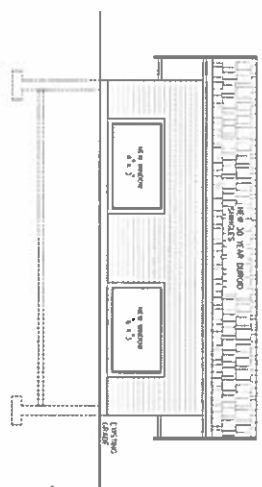
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



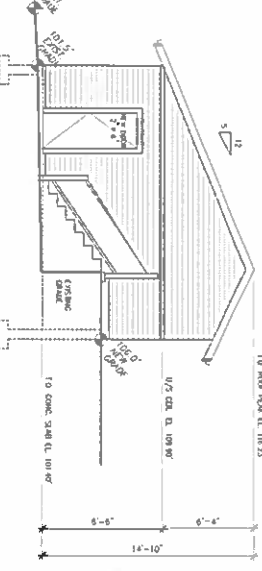
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



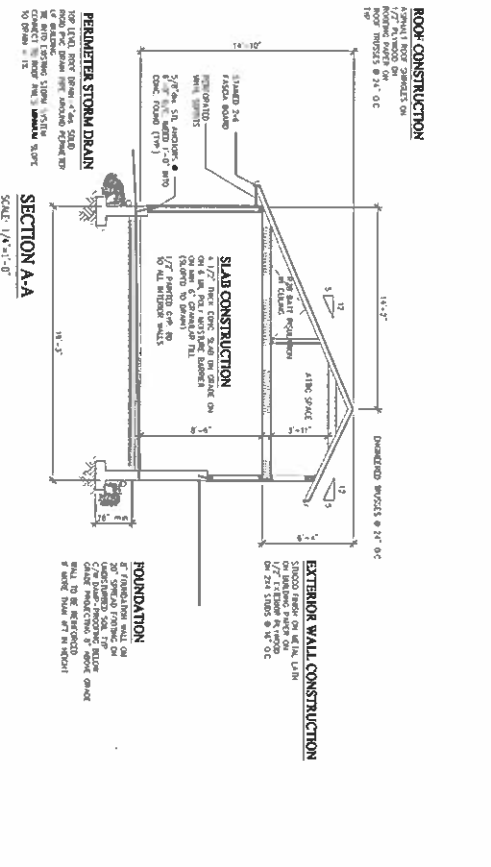
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



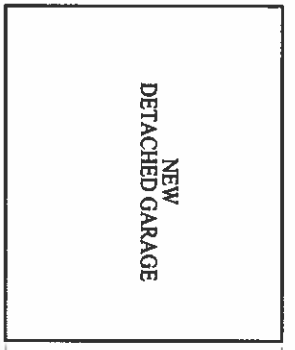
EAST ELEVATION
SCALE: 1/8" = 1'-0"



SECTION A-A
SCALE: 1/4" = 1'-0"

| | |
|--|--------------------------------------|
| David Grady Inc. Licensed Architect - Professional 4500 Highway 101, Suite 101, Burnaby, BC V5A 1V6 Tel: 604-431-1111 Fax: 604-431-1112 www.davidgrady.com | |
| NEW DETACHED GARAGE LOCATED AT 5456 & 5458 GEORGIA ST BURNABY, B.C. | |
| Drawn by: [Blank] Date: [Blank] | Scale: 1/8" = 1'-0" Date: 1/24/11 |
| Check by: [Blank] | Date: [Blank] |
| Title: [Blank] | Sheet No: A2 |

PROPERTY LINE



B.D.V. REFERRAL

EXISTING CARPORT UNDER
DECK REMOVED
(TYP. BOTH SIDES)

REMOVE EXISTING WOOD RAMP
STAIRS AND REINSTALL
WOOD STAIRS (TYP. BOTH SIDES)
SEE UPPER PLAN FOR NEW
STAIRS

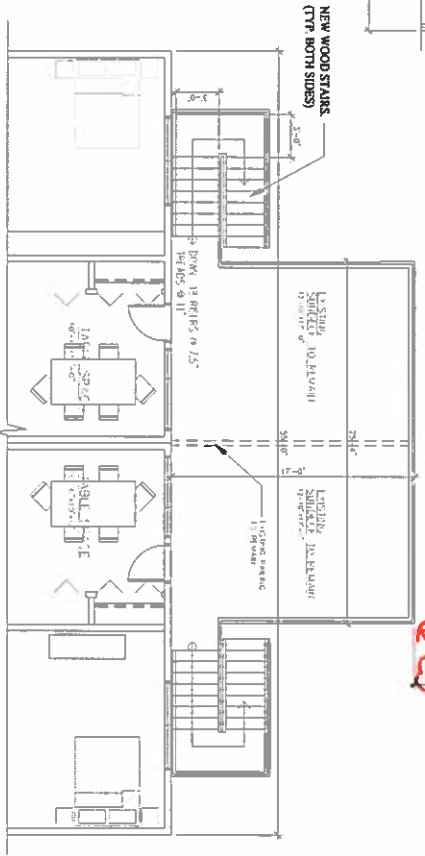
EXISTING
LOWER FLOOR PLAN

(NO WORK PROPOSED FOR EXISTING DUPLEX)

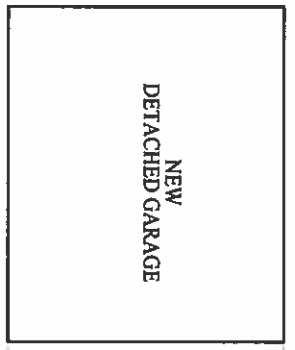
SCALE: 1/4" = 1'-0"
DRAWN: AEA & L20 J. TRB. JDL
DATE: 08/09/10

EXISTING
UPPER FLOOR PLAN

(NO WORK PROPOSED FOR EXISTING DUPLEX)



PROPERTY LINE



B.D.V. REFERRAL

NEW WOOD STAIRS
(TYP. BOTH SIDES)

LIVING 10.5x14.0

DINING 12.0x14.0

KITCHEN 11.0x14.0

BATH 5.0x7.0

BEDROOM 11.0x14.0

BEDROOM 11.0x14.0

BEDROOM 11.0x14.0

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BEDROOM 11.0x14.0

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| NEW DETACHED GARAGE LOCATED AT 5456 & 5458 GEORGIA ST BURNABY, B.C. | |
| PARTIAL FLOOR PLANS | |
| DATE: 08/09/10 | SCALE: 1/4" = 1'-0" |
| DRAWN: AEA & L20 J. TRB. JDL | DATE: 08/09/10 |
| CHECKED: [Signature] | DATE: 08/09/10 |
| PROJECT: 10-10-10-10 | CLIENT: [Signature] |
| NO. OF SHEETS: 1 | SHEET NO.: A2.1 |

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Architectural Building - Interiors - Landscape Design Group Inc.
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| | | |
|-----|------|------------------|
| NO. | DATE | REVISION |
| 1 | | ISSUE FOR PERMIT |

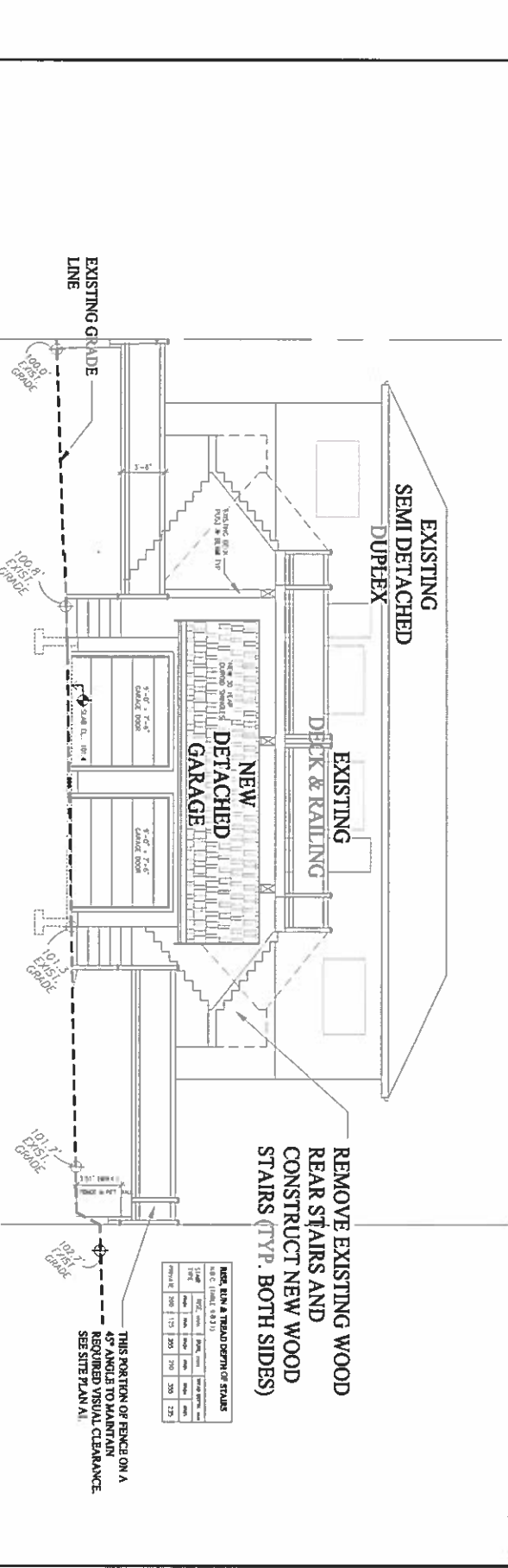
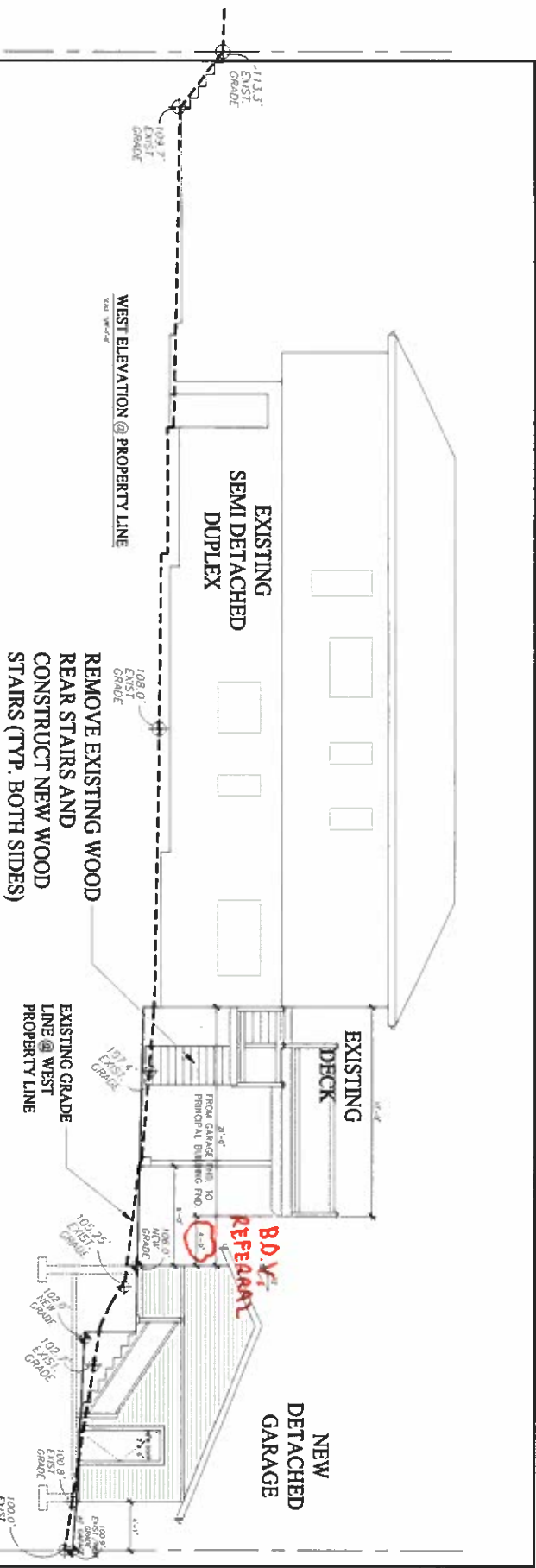


FIG. A1A - TYPICAL DETAIL OF STAIRS

| NO. | DESCRIPTION | QTY. | UNIT | AMOUNT |
|-----|----------------------|------|---------|--------|
| 1 | WOOD STAIR TREADS | 12 | SQ. FT. | 144 |
| 2 | WOOD STAIR RISERS | 12 | SQ. FT. | 144 |
| 3 | WOOD STAIR BALUSTERS | 12 | EA. | 12 |
| 4 | WOOD STAIR HANDRAILS | 12 | LN. | 12 |
| 5 | WOOD STAIR STRINGERS | 2 | LN. | 2 |
| 6 | WOOD STAIR BRACKETS | 12 | EA. | 12 |
| 7 | WOOD STAIR FINISH | 12 | SQ. FT. | 144 |
| 8 | WOOD STAIR PAINT | 12 | SQ. FT. | 144 |
| 9 | WOOD STAIR GLASS | 12 | SQ. FT. | 144 |
| 10 | WOOD STAIR METAL | 12 | SQ. FT. | 144 |
| 11 | WOOD STAIR WOOD | 12 | SQ. FT. | 144 |
| 12 | WOOD STAIR TOTAL | 12 | SQ. FT. | 144 |

| | | | |
|--|--|---|--|
| <p>Design Group Inc. 431 1000 Peachtree Street, N.E. Atlanta, Georgia 30309 Phone: 404.525.1234 Fax: 404.525.1235 Email: info@designgroupinc.com</p> | | <p>NEW DETACHED GARAGE LOCATED AT 5456 & 5458 GEORGIA ST BURNABY, B.C.</p> | |
| <p>ELEVATIONS</p> | | <p>DATE: 11/11/11 DRAWN BY: JLD CHECKED BY: JLD SCALE: 1/4" = 1'-0"</p> | |
| <p>PROJECT: 11111</p> | | <p>SHEET: R1</p> | |