



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 EDMUND CHEUNG
Mailing Address 4233 Boxer Street
City/Town Burnaby Postal Code V5J 2W1
Phone Number(s) (H) 604 769 5685 (C) 778 834 5685
Email edmund.boxer@gmail.com

Property

Name of Owner EDMUND CHEUNG
Civic Address of Property 4233 Boxer Street
Burnaby, B.C. V5J 2W1

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 8 May 2018

Applicant Signature [Signature]

Office Use Only

Appeal Date June 1 2018 Appeal Number BV# 6329

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

**Board of Variance Application - 4233 Boxer Street
BLD18-00089**

To Whom it May Concern,

We are seeking a variance on a building permit application for the above address. The residents of the property located at 4233 Boxer Street have applied for a building permit for a new accessory building. The proposed accessory building is 50.5m² and would accommodate two vehicles as well as bicycle storage. The site is zoned R2.

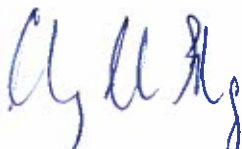
A variance is required for the distance from the house to the detached garage. Per the Zoning Bylaw- 14.8 ft is required and 3.3 ft is provided.

It is our opinion that a number of factors justify the need for a variance in this instance.

1. There is a large front setback on the property which pushes the existing dwelling back on the site. The front setback is 46.8 ft. The distance from the dwelling to the rear property line is only 26.2 ft. This does not leave enough room for a detached accessory building and the 14.8 ft required distance between the house and the accessory building.
2. There will be no impact to adjacent neighbours as a result of granting this variance. Bylaws regarding setbacks and height of the accessory building are all being followed.
3. The family residing at the dwelling will use the garage to store two vehicles as well as bicycles. It is not excessive in size and will reduce the number of vehicles parking on the street in the area.
4. Site Coverage and FAR requirements are being followed. The modest increase in size of the proposed garage from the existing will not create a relaxation in either of these areas. Lot coverage would increase from 26% to 30% under this proposal, well within the 40% allowed.
5. As per the Zoning Bylaw, an accessory building is not permitted within the required front yard.
6. There are grade changes from the proposed accessory building and the principle dwelling. Siting the accessory building as proposed would allow the owners to step down to the principle dwelling, which is beneficial when unloading vehicles.

We believe the variance is minor in nature. The siting of the existing dwelling does not allow for other options in locating the accessory building on the site. The variance will have no impact on adjacent neighbours but would allow the owners enjoyment of their property.

Additional information may be provided at the hearing.


OWNER



BOARD OF VARIANCE REFERRAL LETTER

DATE: May 7, 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: May 8, 2018 for the June 7, 2018 hearing.			
APPLICANT NAME: Anna Prints			
APPLICANT ADDRESS: Unit 720 - 999 West Broadway, Vancouver, B.C. V5Z 1K5			
TELEPHONE: 604-628-9880			
PROJECT			
DESCRIPTION: New detached garage to an existing single family dwelling.			
ADDRESS: 4233 Boxer Street			
LEGAL DESCRIPTION:	LOT: 4	DL: 156	PLAN: NWP20310

Building Permit application BLD18-00089 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 6.3.1, 6.2(2)

COMMENTS:

The applicant proposes to build a new detached garage 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 6.3.1 – “Distance between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 14.8 feet to 3.25 feet.
- 2) To vary Section 6.2(2) – “Location and Siting of Buildings” of the Zoning Bylaw to allow for the construction of a new detached garage in the required front and side yards, where no accessory building can be located in any required front or side yard. The proposed accessory building is 4.21 feet from the front (Carson Street) property line and 3.94 feet from the west property line, where the minimum required front yard depth is 24.6 feet (based on minimum front yard depth) and the minimum required side yard width is 4.9 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 this variance, if granted, is 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.

JQ



Peter Kushnir
Deputy Chief Building Inspector

SITE STATISTICS • R2 ZONE

ADDRESS
4233 Boxer Street Burnaby, BC

LEGAL DESCRIPTION

LOT 4, BLOCK; PLAN 20310
PID: 002-070-341

LOT DIMENSIONS

115'-0" (35m) x 58'-8" (17.9m)

LOT AREA-

6758 sq ft (627.8 sq.m)

SITE COVERAGE (Building)-

Permitted- 40% (2703.2 sq.ft)
Existing coverage- 26% (1753.6 sq.ft)
Proposed coverage- 30% (2019.4 sq.ft)

EXISTING GARAGE:

286 SQ.FT (26.6 m2)

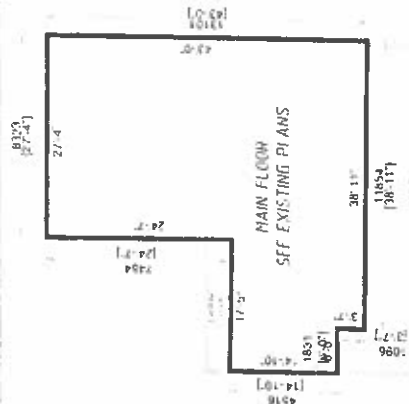
PROPOSED GARAGE

5516 SQ.FT (5124 m²)

ABOVE GRADE FLOOR AREA

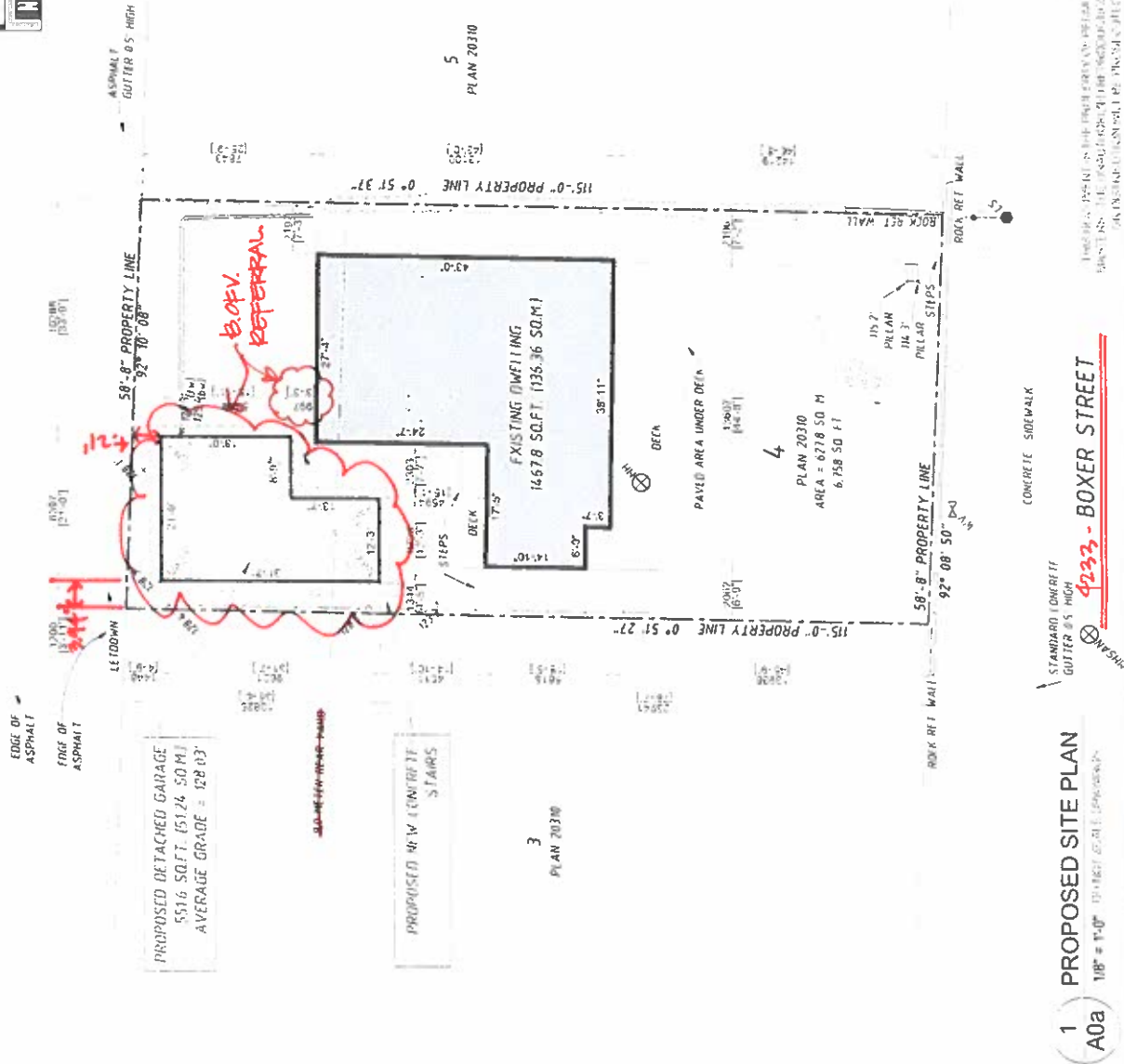
Permitted- Greater of 20% + 139.4 sq ft or 40%
(0.2X6758)+139.4=2,751 sq.ft
0.4X6758=2,703.2 sq ft

452 1 sq.ft exempted for garage

 $551.64521 = 99.5 \text{ sq. ft.}$ $1457.2 + 99.5 = 1,567.3$ so

2 MAIN FLOOR KEY PLAN

A0a $1/8'' = 1'-0''$ UTM Zone 18Q UTM Zone 18Q



1 PROPOSED SITE PLAN

A0a) $\frac{1}{18} = \frac{1}{18} \cdot \frac{10}{10} = \frac{10}{180}$

4233-BOXER STREET

ASAND

DATE RECEIVED 31 JAN 1965

PERMITMASTERS

EDMONTON VANCOUVER CALGARY

CONSTRUCTION NOTES:

REFUGEE SUPPLY ESTIMATION USING THE
COUNTING INFORMATION SYSTEMS

WHOLE ROOF TRUSSES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE C.M.C. PUBLICATION "CANADIAN WOOD-FRAME HOUSE CONSTRUCTION" - APPENDIX 6

HOUSE AND SENATE COMMITTEES ONLY
THE FOLLOWING IS FOR INFORMATION ONLY

WITH ONE YOU'VE REDUCED THE RISK OF PERSONAL INJURY AND PROPERTY DAMAGE BY 75% AND THE RISK OF SUIT OR SETTLEMENT BY 90%.

CO₂ FROM AIR, CLAY, LUMEN, SO₂

CONCRETE AGGREGATES OR ANY OTHER MATERIALS IN CONTACT WITH THE LANE. THE OWNER CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANE ACCESS TO THE LANE BOTH DURING AND AFTER CONSTRUCTION.

THIS IS THE RESPONSIBILITY OF THE
STATEWIDE CONTRACTOR TO RESTORE THE
STATE TO ITS ORIGINAL CONDITION AND FILL ANY
DEPRESSIONS, VOIDS OR DISTORTIONS SUCH AS A
RESULT OF CONSTRUCTION OR EXCAVATION. IF
THE LANE IS NOT RESTORED TO ITS ORIGINAL
CONDITION, THE HOMEOWNERS WILL INVOKE THE
CONTRACT PENALTIES OF \$200.00 PER DAY TO MAINTAIN
THE PAVEMENT.

THIS DRAWING IS THE PROPERTY OF THE PUNJAB
RAILWAY DEPT. IT SHALL NOT BE USED FOR
REPRODUCTION OR CONSTRUCTION DETAILS

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PILING OR JACKING WORK FOR THE PROPOSED

ALL CONSTRUCTION TO COMPLY WITH THE 2012 BCBC BUILDING CODE

FOR THE SUPPLY OF THE COUNTRY

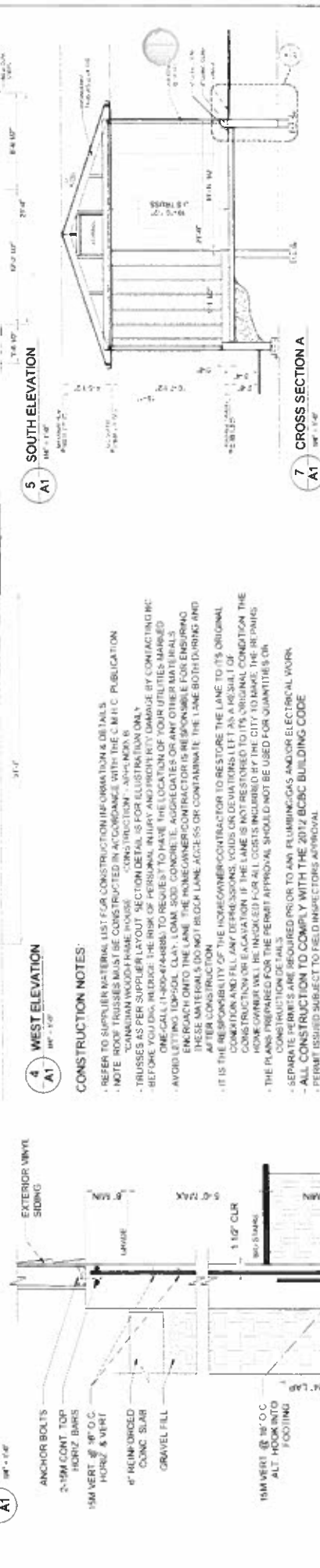
LOT 4: BLOCK: PLAN 20310

4233 Boxer Street Burnaby, BC

D|-TV7030-G

MAY 2018

 $1/8'' = 1''/8$



6
A1

Notes:

- NOTES:
THIS DOCUMENT IS THE PROPERTY OF PERMITS MASTERS
THE UNAUTHORIZED REPRODUCTION OR DISSEMINATION
WILL BE PROSECUTED
DO NOT SCALE DRAWINGS

Project Address	Project Name	Project Number
LOT4, BLOCK, PLAN 20310	DI-TV7030-G	
Neighbourhood Address	Issue	
4233 Boxer Street Burnaby, BC	MAY 2018	
Drawn by: [Name]	Scale	
A1	1/4" = 1'-0"	
PERMITMASTERS EDMONTON VANCOUVER CALGARY		

SURVEY PLAN OF LOT 4, DISTRICT LOT 156, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 20310

1" = 16' - 0" ALL DISTANCES ARE IN FEET

BCDS: 920206
 PID: 007-070-341
 CIVIC ADDRESS: 4233 BOXER STREET, BURNABY, BC
 ZONING: R2

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. THIS PLAN SHOWS HORIZONTAL DIMENSIONS ONLY. VERTICAL DIMENSIONS ARE NOT SHOWN. PROPERTY LINES ARE SHOWN BY DASHED LINES. DIMENSIONS TO BOUNDARIES UNLESS SHOWN OTHERWISE.

ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETIC CONTROL. ELEVATIONS SHOWN IN PARENTHESIS ARE NOT TO SCALE.

THIS PLAN WAS PREPARED FOR BUILDING PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THIS DRAWING IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

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 PROPERTY LINES OR PROPERTY CORNERS.

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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THIS PLAN LIES WITHIN GREATER VANCOUVER REGIONAL DISTRICT (CITY OF BURNABY)

LEGEND

- SPOT ELEVATION
- WATER VALVE
- MANHOLE (SANITARY)
- MANHOLE
- POWER POLE
- POWER POLE
- LAPP STANDARD
- SOUTH
- SQUARE PIER
- SQUARE PIER

THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES

THE SPACES AND DIMENSIONS SHOULD BE VERIFIED BY A QUALIFIED ARCHITECT PRIOR TO DESIGN AND PERMIT APPLICATION

DISCLAIMER:

BUILDING STRADAIS ARE MEASURED TO THE OUTERMOST VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED

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360 LAND SURVEYING LTD. 2017

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BRITISH COLUMBIA LAND SURVEYORS ASSOCIATION (BCLSA)

REGISTERED PROFESSIONAL SURVEYOR (P.S.)

4972 - 300 KINGSWAY

VANCOUVER, BC V5W 1E7

T: 604-816-4292

360 LAND SURVEYING LTD.

2007-2017

1/8 DIMENSIONS

CERTIFIED CORRECT

ACCORDING TO LAND TITLE & SURVEY ACT

AUTHORITY RECORDS AND FIELD SURVEY

UNREGISTERED INTERESTS HAVE NOT BEEN

INCLUDED OR CONSIDERED

EVERETT PETUSKOVY, B.C.S.

OCTOBER 31TH, 2017

