



Board of Variance Appeal Application 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 DAT HUYNH (FOR CHRISTOPHER BOZYK ARCHITECTS)
Mailing Address 414-G11 ALEXANDER ST.
City/Town VANCOUVER Postal Code V6A 1E1
Phone Number(s) (H) 604-251-3440 (C) _____
Email dat@bozyk.com
Preferred method of contact: ☐ email ☐ phone ☐ mail

Property

Name of Owner MARGARET E. BEZDAN
Civic Address of Property 4050 GRAVELEY STREET
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.

Date JULY 06th / 2018

[Signature]
Applicant Signature

Office Use Only

Appeal Date Aug 02 2018 Appeal Number BV# 6331

Required Documents: to Fee Application Receipt
☒ Hardship Letter from Applicant
☒ Site Plan of Subject Property
☒ Building Department Referral Letter

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public



July 5, 2018

City of Burnaby, Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

To Whom It May Concern;

Subject: 4050 Graveley Street, Variance Request

This letter is to request that a variance be granted to allow for a proposed expansion of our building at 4050 Graveley Street. The expansion would be for additional warehouse space. In order to allow for an efficient building shape and size the expansion must be able to extend to the adjacent property line. Without being able to expand to the adjacent property line the expansion will be too small and too inefficient to be worthwhile.

Our company is a Burnaby-based national distributor of architectural handrail systems. With ongoing expansion of our business, the current building now has insufficient warehouse space. Without the expansion, the building is unable to function properly requiring us to move. This would create a serious financial hardship for us as moving to a new building/jurisdiction would carry a substantial cost and require a prolonged shut-down.

Our company has been working diligently and cooperatively with the City of Burnaby planning department staff to find a solution to allow for the expansion and avoid this unnecessary hardship. This has resulted in a plan that would meet the requirements set forth by the City of Burnaby and allow for a functional expansion. The adjacent property, 4040 Graveley Street, was given a similar variance to allow it to expand to its adjacent property line. We ask that the City grant this variance to allow for our company to continue its successful operations from our Burnaby head office.

TF 1 800 663 6356
T 604 299 5264
F 604 299 5464
E info@geobezdan.com

Geo. Bezdan Sales Ltd.
4050 Graveley Street
Burnaby, BC V5C 4A5
Canada

geobezdan.com

Sincerely,

A handwritten signature in black ink, appearing to read "MBzde", written over a horizontal line.

Margaret E. Bezdan
President
Geo. Bezdan Sales Ltd.



Planning and Building Department

BOARD OF VARIANCE REFERRAL LETTER

DATE: 2018 July 07	DEADLINE: 2018 July 10 Date of Hearing: 2018 August 02	<i>This is not an application.</i> <i>Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Dat Huynh Christopher Bozyk Architects Ltd.		
ADDRESS OF APPLICANT: 414-611 Alexander Street, Vancouver BC V6A 1E1		
TELEPHONE: 604-251-3440		

Preliminary Plan Approval Application: PPA 18-00084

DESCRIPTION: Warehouse addition to an existing warehouse building

ZONING: Heavy Industrial District M3

ADDRESS: 4050 Graveley Street

LEGAL:	LOT: 67	DL: 117	PLAN: NWP43259
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The above mentioned application for Preliminary Plan Approval has been suspended pending Board of Variance review pursuant to the following section(s) of the Zoning Bylaw.

Section(s) 403.5 (1)

COMMENTS:

An appeal for the relaxation of Section 403.5 (1) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a warehouse addition to an existing warehouse building at 4050 Graveley Street, with a nil side yard setback where a minimum side yard setback of 19.69 ft. is required.

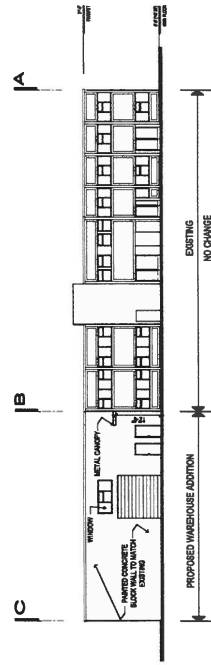
Note: A previous Board of Variance (B.V. 6224) allowed a nil side yard setback where a minimum side yard setback of 19.69 ft. is required.

Note: The applicant recognizes that this appeal request, as per the submitted drawings, if granted, would be subject to full compliance with all other applicable Municipal regulations and requirements. Should the project contain additional characteristics in contravention of the Zoning By-law, future appeals(s) may be required.

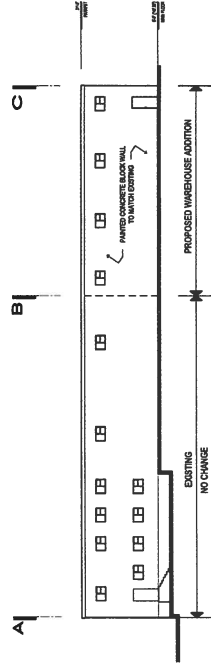
Margaret Malysz

Development Plan Approvals Supervisor

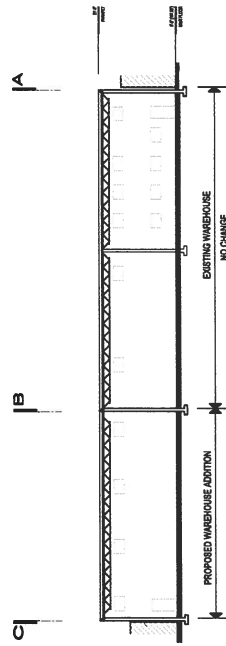
P:\40500 Board of Variance\4050 Graveley St BOV Referral letter.docx



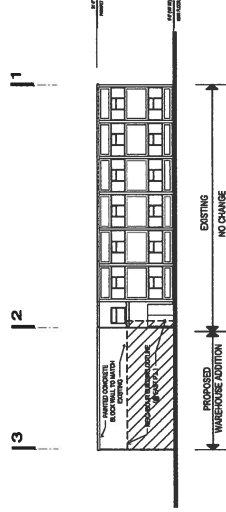
NORTH ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

[illegible]

EAST-WEST BUILDING SECTION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"

WAREHOUSE ADDITION
4050 GRAVELEY STREET, BURNABY

ELEVATIONS BUILDING SECTION

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SCALE 1/8" = 1'-0" DATE: FEB. 2014 DRAWING ON

PROJECT NUMBER