



# 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 MARIA + GENIALE PLASTINO  
Mailing Address 1460 BLAINE AVE  
City/Town BURNABY BC Postal Code V5A 2L8  
Phone Number(s) (H) 604-420-9856 (C) -  
Email MPLASTINO@SHAW.CA

### Property

Name of Owner MARIA + GENIALE PLASTINO  
Civic Address of Property 1460 BLAINE AVE  
BURNABY BC V5A 2L8

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.

August 13, 2018  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date \_\_\_\_\_ Appeal Number BV# \_\_\_\_\_

#### 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

Maria & Geniale Plastino

1460 Blaine Avenue

Burnaby BC V5A 2L8

604-420-9856

To Whom it May Concern;

We would like to apply to have the existing carport enclosed and it to become our enclosed garage parking area.

This site does not have a laneway to be able to access the rear yard area, and our side yards are too narrow to allow for a driveway to obtain access to the rear yard area from the front street. To add another thorn to our situation, we just found out the Zoning Bylaw states that we cannot park in our driveway which happens to be located in the front yard area.

Unfortunately, when we applied to enclose the carport, we found that the garage encroaches into the front yard area (average for this site is 31.36 ft therefore over by approx. 2.16 ft, but the min. front yard allowed for this site is 24.6 ft, well within the minimum).

This request will allow us to have a parking depth of approx 19.67 ft and providing us with secured parking spaces for our vehicles.

In the past, we have had people walk onto our (front yard area) property and break into our vehicles while parked in either the driveway area or parked in the front on the street.

In today's society, break -ins are the "norm", it happens, and having an enclosed parking space is required for protection and security for our valued assets (our cars).

With the way this site is situated, the only place we can park any of our vehicles in an enclosed and secured garage would be where the enclosed carport area is now.

We would like to add that our contractor (who has been doing a great job for us so far), has mentioned that he is restricted in time with this job, and our concern is that this will delay our addition because he will need to move onto another job that he has lined up in September and mentioned that this will delay our job approx. 3 to 4 months before he can come back, an added concern that we have as well.

We have our 4 adult children living with us in this house as well, and with their vehicles, space is very limited with parking on the street.

We hope that we can get this approval, thank you.



## BOARD OF VARIANCE REFERRAL LETTER

|  |                 |  |                    |
|--|-----------------|--|--------------------|
| <b>DATE:</b> August 09, 2018   |                 | <i>This is <b>not</b> an application.<br/>Please submit this letter<br/>to the Clerk's office<br/>(ground floor) when you<br/>make your Board of<br/>Variance application.</i> |                    |
| <b>DEADLINE:</b> August 14, 2018 for the September 06, 2018 hearing.                                       |                 |  |                    |
| <b>APPLICANT NAME:</b> Angelo Marrocco   |                 |  |                    |
| <b>APPLICANT ADDRESS:</b> 2954 Georgia St., Vancouver, B.C. V5K 2K6  |                 |  |                    |
| <b>TELEPHONE:</b> 604-299-4929   |                 |  |                    |
| <b>PROJECT</b>   |                 |  |                    |
| <b>DESCRIPTION:</b> Interior alteration and addition to main floor only to existing single family dwelling |                 |  |                    |
| <b>ADDRESS:</b> 1460 Blane Avenue  |                 |  |                    |
| <b>LEGAL DESCRIPTION:</b>  | <b>LOT:</b> 248 | <b>DL:</b> 135   | <b>PLAN:</b> 33561 |

Building Permit application BLD17-10031 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R4 / Sections 104.9

#### COMMENTS:

The applicant proposes to convert existing carport into an enclosed garage. Garage enclosure is already built without permit. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 104.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 31.36 feet, based on front yard averaging, to 29.2 feet.

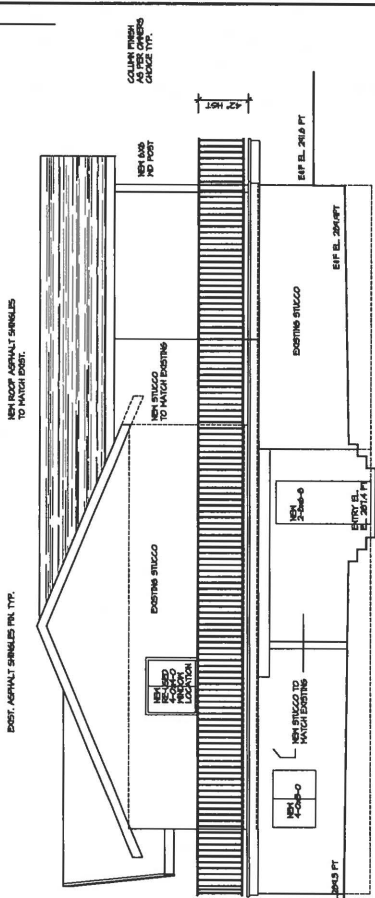
*Notes:*

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.

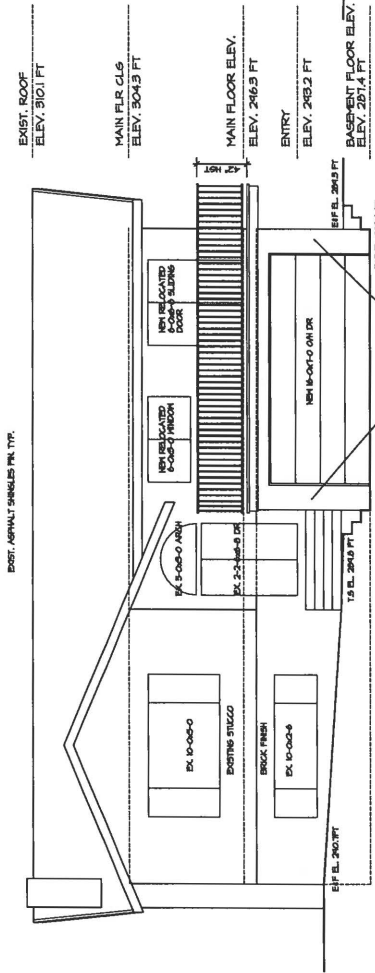
AB

Peter Kushnir  
Deputy Chief Building Inspector

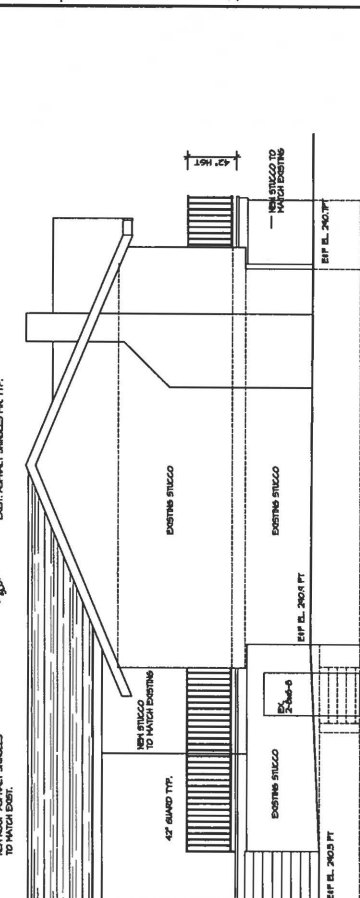




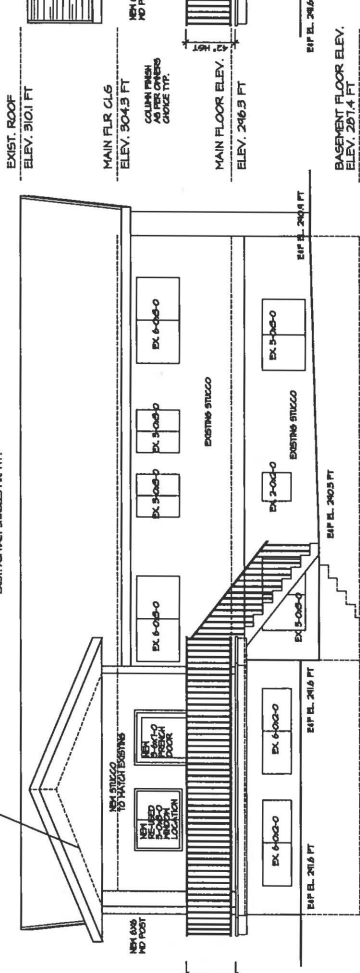
SOUTH ELEVATION  
SCALE 1/4"=1'-0"



WEST ELEVATION  
SCALE 1/4"=1'-0"



NORTH ELEVATION  
SCALE 1/4"=1'-0"



EAST ELEVATION  
SCALE 1/4"=1'-0"

EXIST. DISTANCE  
TO MATCH THE ELEVATION

NOTE: NEW DOORS TO BE  
FINISHED AS PER NOTES

|          |              |
|----------|--------------|
| DRAWN    | AMARLO 10/25 |
| CHECKED  |              |
| SCALE    |              |
| APPROVED |              |

|          |         |
|----------|---------|
| APPROVED | AS OF 4 |
| REV.     |         |

SINGLE FAMILY DWELLING  
1460 BLAINE AVENUE  
BURNABY B.C.



**PLAN OF SURVEY OF LOT 248, DISTRICT LOT 135, GROUP 1,  
NEW WESTMINSTER DISTRICT, PLAN 33561**

1460 Blaine Avenue  
Burnaby, B.C.

SCALE: 1 INCH = 16 FEET



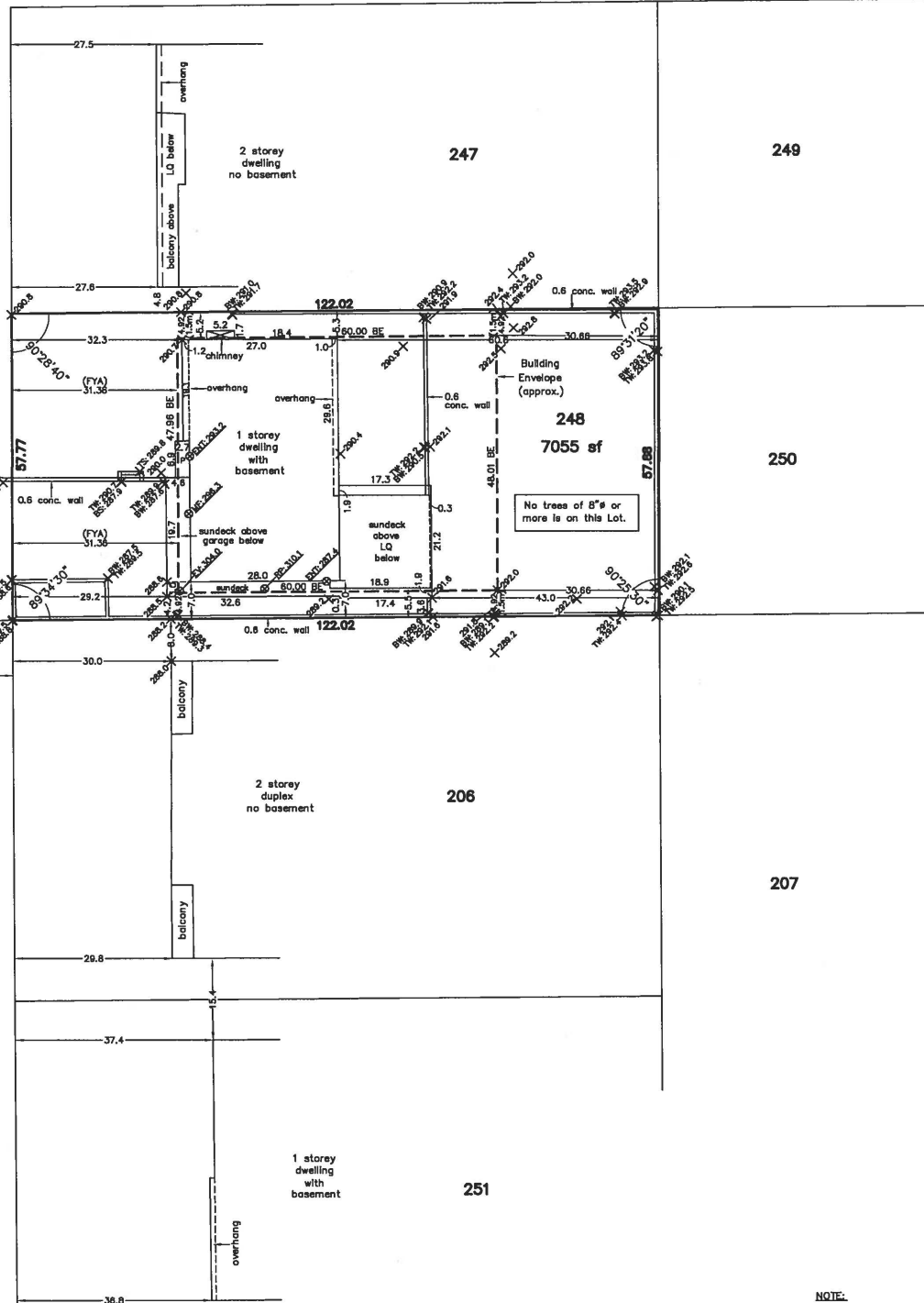
All distances are in feet and decimals  
thereof unless otherwise indicated.

LANE

**ZONING: R4**

**FOR RENOVATION PURPOSES**

BLAINE AVENUE



**NOTE:**  
This plan was prepared for  
renovation purposes only  
and is for the exclusive  
use of our client.

**DISCLAIMER:**  
The proposed building envelope is our interpretation  
of the City of Burnaby building by-laws. The size and  
location of the building envelope must be confirmed by  
the designer with the City of Burnaby prior to the  
commencement of any design work. Failure to confirm  
the size and location of the building envelope with the  
City of Burnaby solely places responsibility and liability  
upon the designer for any repercussions that may arise  
from an unapproved and/or inaccurate building envelope  
and thereby releases Ken K. Wang & Associates from  
and against any liability, obligations, costs, expenses,  
claims or penalties.

Lot dimensions are derived  
from Land Title Office records  
and are subject to change  
upon completion of ground survey.

**CERTIFIED CORRECT:**

B.C.L.S.

December 18th, 2017

**LEGEND:**  
ENT denotes entry  
RP denotes roof peak  
EV denotes eaves  
MF denotes main floor  
BS denotes bottom of steps  
BW denotes bottom of wall  
CB denotes catch basin  
FYA denotes front yard average  
LQ denotes living quarters  
P denotes porch  
PP denotes power pole  
TS denotes top of steps  
TW denotes top of wall  
sf denotes square feet

**NOTE:**  
Elevations are based on geodetic  
datum.  
Bench Mark: Monument 78H6999  
located at the center of intersection  
of Kitchener Street and Cliff Avenue.  
B.M. Elevation = 298.22 feet  
( 90.897 metres )

| SETBACK OF ADJACENT DWELLINGS |         |                    |         |
|-------------------------------|---------|--------------------|---------|
| HOUSE NO.                     | LOT NO. | MIN. FRONT SETBACK | AVERAGE |
| #1450                         | 247     | 27.5               | 31.36   |
| #1470                         | 206     | 29.8               |         |
| #1480                         | 251     | 36.8               |         |
|                               |         |                    |         |
| TOTAL                         |         | 94.1               |         |

**NOTE:**  
For construction, use lead  
plugs in sidewalk or City  
survey monument only, for  
elevation control.

© copyright protection  
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Canada and B.C. Land Surveyors  
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170820 FB954 P40-41  
R-10638  
Drawn by: J.L.