



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 Rema Sreedhar / Vikram Tiku
Mailing Address #180, 2250 Boundary Road
City/Town Burnaby Postal Code V5M 3Z3
Phone Number(s) (H) 604 838 9093 (C) 604 299 3821
Email #1dstudio.vancouver@gmail.com

Property

Name of Owner Lisa Perizzolo
Civic Address of Property 6279 Service 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.

Date 11th Sep. 2018

Applicant Signature Rema Sreedhar

Office Use Only

Appeal Date Oct 4 2018 Appeal Number BV# 6338

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

MEMORANDUM**Single Family Dwelling, Solarium Renovation**

Project Name

6279 Service St., Burnaby, BC

Project address

to

Board of Variance, City of Burnaby

City

Lisa Perizzolo

Client representative / Project manager

from

TD Studio Inc.

Designer

September 10, 2018

date

T1712

Project Number

Secretary

attention

Lisa

attention

Vikram Tikun

from

The owners of the existing two storey house are proposing to renovate an existing Solarium built many years ago with the benefit of the required Building Permits. The existing Solarium has been leaking and there are signs of moisture ingress in that area.

An application for Building Permit was submitted to the Building Department a few months ago and the departments review revealed that the previous Building Permit had been issued in error as the overall building depth had exceeded slightly over the permitted maximum depth and a BOV application should have been required at that time. This additional building depth is being requested for an already approved, built and occupied Solarium which is in the process of being renovated to address issues regarding moisture ingress.

During this review process, the Building Department confirmed that a garden shed of around 100 sq.ft., which had been installed by the owners, was not in compliance of the setback requirements and the minimum distance clearance requirements from the principle building. The owners had been told that a Building Permit was not required for a garden shed upto a 100 sq.ft under the BC Building Code and therefore, several years ago, they had gone ahead and installed this structure to store gardening equipment etc. The two other variances being requested are for this garden shed in the rear yard. This second variance is for the side setback to the adjacent p/l and the third one for the distance between the shed and the main house.

City staff also noted that although the existing house with the attached carport was built with the benefit of all required permits, front yard averaging was not used to determine the front yard setback when the original permits were issued. This is the fourth variance being requested. Please note that the carport is being proposed to be converted into an enclosed garage within the existing shell itself and does not require a variance.

On behalf of the owners, I sincerely request the members of the Board to consider our appeal and allow these variance required for our proposal.

Thanks,

Yours truly,



Vikram Tikun B. Arch MUP



BOARD OF VARIANCE REFERRAL LETTER

DATE: September 10, 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: September 11, 2018 for the October 04, 2018 hearing.			
APPLICANT NAME: Vikram Tiku			
APPLICANT ADDRESS: Unit 130 – 2250 Boundary Road, Burnaby, BC, V5M 3Z3			
TELEPHONE: 604-838-9093			
PROJECT			
DESCRIPTION: New interior alterations, exterior alterations, addition at rear and new accessory building to ESFD			
ADDRESS: 6279 Service Street			
LEGAL DESCRIPTION:	LOT: 132	DL: 93	PLAN: 30133

Building Permit application BLD17-01016 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Section 6.6(2)(d); 6.3.1; 104.8(1); 104.9

COMMENTS:

The applicant has constructed interior alterations exterior alterations, an addition at the rear and a new accessory building to an existing single family dwelling without a permit. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 6.6(2)(d) – “Accessory Buildings and Uses” of the Zoning Bylaw requirement for the minimum side yard setback from 3.94 feet to 1.97 feet.
- 2) 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 7.84 feet.
- 3) To vary Section 104.8(1) – “Depth of principal building” of the Zoning Bylaw requirement for the maximum building depth from 60 feet to 62.43 feet.
- 4) To vary Section 104.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 31.25 feet (based on front yard averaging) to 26.38 feet.

Note: 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, is limited to the scope of the proposal shown on the attached plans.

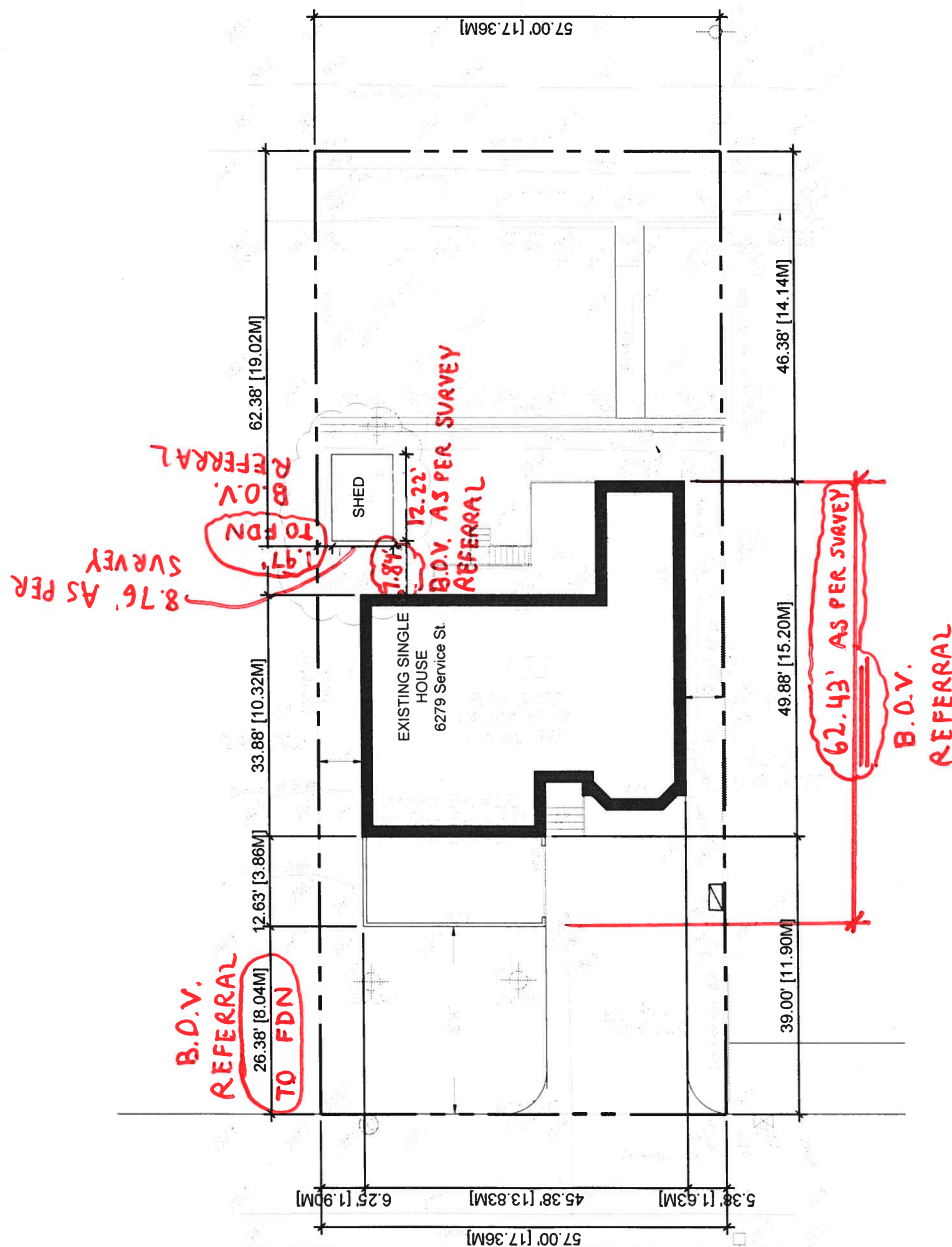
All principal building projections into the resulting front yard will conform to the requirements of Section 6.12.

Fences and retaining walls will conform to the requirements of Section 6.14.

LM



Peter Kushnir
Deputy Chief Building Inspector

[illegible]

A201 SCALE 1/8" = 1'-0"

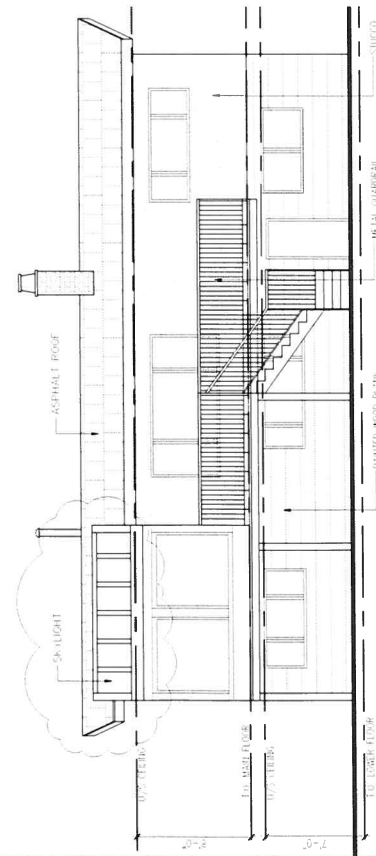
SCALE:	1/4" = 1'-0"	PROJECT NO:	T1712
DRAWN BY:	WV	DATE:	JUL. 2017
CHECKED BY:	VT		



SCALE:	1/4" = 1'-0"	PROJECT NO:	T1712
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SCALE:	1/4" = 1'-0"	PROJECT NO:	T1712
DRAWN BY:	W	DATE:	JUL 2017
CHECKED BY:	VT		



EXISTING NORTH ELEVATION
A403 SCALE 1/4" = 1'-0"

1. THESE DRAWINGS HAVE BEEN PREPARED BY THE ARCHITECT OR ARCHITECTURAL FIRM NAMED HEREON, AND TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. THE ARCHITECT OR ARCHITECTURAL FIRM DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT, NOR DOES THE ARCHITECT OR ARCHITECTURAL FIRM ACCEPT ANY LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY LOSS OF PROFITS OR BUSINESS, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THESE DRAWINGS. THE ARCHITECT OR ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY, OR FOR ANY LOSS OF PROFITS OR BUSINESS, ARISING OUT OF OR IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT OR ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY, OR FOR ANY LOSS OF PROFITS OR BUSINESS, ARISING OUT OF OR IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT.

DESIGNER'S SEAL AND SIGNATURE

I, **TD Studio**, a duly licensed professional architect, do hereby certify that I am the author of these drawings, and that I am a duly licensed professional architect in the State of Vermont.

DESIGNER'S SEAL AND SIGNATURE

TD Studio

100 North Main Street, Suite 100
 Burlington, VT 05401
 Phone: (802) 255-1234
 Email: info@tdstudio.com

PROJECT INFORMATION

PROJECT NO. T1712
DATE JUL 2017
CHECKED BY VT

EXTERIOR FINISHES LEGEND

1 VINYL SIDING
2 ASPHAL SHINGLE ROOF
3 WOOD DOOR

FRONT ELEVATION
A500 / SCALE 1/2" = 1'-0"

SIDE ELEVATION
A500 / SCALE 1/2" = 1'-0"