



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 W. (Bill) STEEMSON
Mailing Address 205 South Hythe Ave.
City/Town BURNABY, B.C. Postal Code V5B 3J1
Phone Number(s) (H) 604-298-9801 (C) 604-250-4248
Email N/A

Property

Name of Owner WILLIAM (BILL) STEEMSON
Civic Address of Property 205 South Hythe Ave.
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.

9 Oct. 2018
Date

W. Steemson
Applicant Signature

Office Use Only

Appeal Date Nov 1st 2018 Appeal Number BV# 6341

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

205 SOUTH HYTHE AVE.
BURNABY, B.C. V5B 3J1

TO THE BOARD OF VARIANCE :

THIS LETTER IS TO ADVISE THAT MY PARENTS
BOUGHT 205 SOUTH HYTHE AVENUE IN 1978 AND THIS STRUCTURE
HAS BEEN THERE AT LEAST SINCE THEN. I AM JUST UPDATING IT.

IF I WERE TO REMOVE THIS SUNDECK AND THE STRUCTURE BELOW
WOULD CAUSE ME CONSIDERABLE FINANCIAL HARDSHIP. THEREFORE,
I REQUEST THAT YOU ALLOW THIS VARIANCE.

THANKING YOU IN ADVANCE FOR YOUR
CONSIDERATION, I AM

YOURS TRULY,

W. Steenson

WILLIAM (BILL) STEENSON



BOARD OF VARIANCE REFERRAL LETTER

DATE: October 4, 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: October 9, 2018 for the November 1, 2018 hearing.			
APPLICANT NAME: William Steemson			
APPLICANT ADDRESS: 205 Hythe Avenue, Burnaby, BC, V5B 3J1			
TELEPHONE: 604-250-4248			
PROJECT			
DESCRIPTION: Rear addition and a new accessory building to an existing single family dwelling			
ADDRESS: 205 Hythe Avenue			
LEGAL DESCRIPTION:	LOT: B	DL: 127	PLAN: NWP21395

Building Permit application BLD18-00904 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Section 102.10

COMMENTS:

The applicant proposes to build a rear addition and a new accessory building to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 102.10 – “Rear Yard” of the Zoning Bylaw requirement for the minimum rear yard depth from 29.5 feet to 23.6 feet.

Note:

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

JQ

Peter Kushnir
Deputy Chief Building Inspector

PLAN OF SURVEY OF LOT B,
DISTRICT LOT 127, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN 21395

205 Hythe Avenue
Burnaby, B.C.

ZONING: R2

FOR RENOVATION PURPOSES

PANDORA STREET

Lot Area:
5007 sf

S 50 FT OF 25

N 1/2 OF 24

HYTHE AVENUE

SCALE: 1 INCH = 8 FEET

0 5 10 15 20 25

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

- LEGEND
- IP: Iron post
 - PP: power pole
 - MF: main floor
 - RP: roof peak
 - EV: eaves trough
 - CB: catch basin
 - SC: sewer cover
 - MH: manhole
 - CP: covered porch
 - P: porch
 - TW: top of wall
 - BW: bottom of wall
 - CRB: top of curb
 - GUT: gutter
 - Dec: deciduous
 - sf: square feet
 - ø: diameter
 - BE: approximate building envelope
 - FYA: front yard average
 - CRB: top of curb
 - GUT: gutter
 - TS: top of step
 - BS: bottom of step
 - PL: planter

NOTE:
All trees are plotted in accordance with Burnaby Tree Bylaw 1996.

NOTE:
Elevations are based on geodetic datum.
Bench Mark: Monument 77H5782 located at the intersection of Pandora Street and Hythe Avenue.
B.M. Elevation = 444.41 feet (135.455 metres)

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

Ken K. Wong and Associates
B.C. Land Surveyor
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: (604) 294-8881
Fax: (604) 294-0625
E-mail: wong_associates@shawbiz.ca
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R-4531 R-6898A R-6532B R-7082
Drawn by: TB SZ-5858 TF-5161A

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CERTIFIED CORRECT:
Lot dimensions are correct according to ground survey.

B.C.L.S.
October 22, 2018

NOTE:
The building envelope shown is only our interpretation of the City of Burnaby building bylaws. The size and location of the building envelope must be confirmed by the City Planning Department prior to any design work. Failure to do so places sole responsibility for the design onto the house designer.

LOT B FRONT YARD SETBACK CALCULATIONS				
HOUSE	LOT	FRONT YARD	AVERAGE	
4950	A	31.8	31.0	
221	S 50' 25	30.1		
231	N 1/2 24	31.1	MINIMUM	
			24.61 (7.5m)	
	TOTAL:	93.0		

[illegible]

