



2017 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 OLGA ABRAMCHUK
Mailing Address 5085 REGENT STREET
City/Town BURNABY, B.C. Postal Code V5C 4H4
Phone Number(s) (H) 604.291-6011 ext 204 (C) _____
Email olga@galaxiehq.com

Property

Name of Owner John LeComte / GREG SMITH (GALAXIE SIGNS)
Civic Address of Property 5085 REGENT STREET, BURNABY, B.C.
V5C 4H4

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.

Jan. 15/19
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date Feb 7th 2019 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



Visual solutions since 1963

Galaxie Signs Ltd.
5085 Regent Street
Burnaby
British Columbia
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

info@galaxiesignsltd.com

January 15, 2019

**City of Burnaby
Planning and Building Department**

Galaxie Signs is requesting a relaxation of the front yard set back in order to construct a new parapet wall at the front elevation of our building.

The parapet will improve the overall look and appeal of our older building.

This relaxation is required as our building was constructed in 1960 which was prior to the introduction of the bylaw setback requirements. Our building at that time was built to all existing bylaw requirements and was fully conforming.

Our hardship is the setback requirements were introduced after our building was constructed and in order to construct a parapet wall to improve the look of our building a relaxation would be required. This relaxation would have no impact on our surrounding area other than to improve the look of our building.

Your truly,

A handwritten signature in black ink, appearing to read 'John LeComte', with a long, sweeping horizontal stroke extending to the right.

John LeComte



BOARD OF VARIANCE REFERRAL LETTER

DATE: 2019 Jan. 14	DEADLINE: 2019 Jan. 15 Date of Hearing: 2019 Feb. 07	<i>This is not an application.</i> <i>Please take referral letter to Board of Variance. (Clerk's office)</i>
NAME OF APPLICANT: Olga Abramsky Galaxie Signs Ltd		
ADDRESS OF APPLICANT: 5085 Regent Street, Burnaby, BC		
TELEPHONE: (604) 291-6011		

Preliminary Plan Approval Application: PPA18-00166

DESCRIPTION: A new roof parapet as a continuation of the front face of the existing industrial building.			
ZONING: General Industrial District M2			
ADDRESS: 5085 Regent Street, Burnaby, BC			
LEGAL:	LOT: 1	DL: 74	PLAN: NWP80558

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) 402.5 "Front Yard"

COMMENTS:

An appeal for the relaxation of Section 402.5 of the Burnaby Zoning Bylaw which, if permitted, would allow the construction of a new roof parapet as a continuation of the front face of the existing industrial building at 5085 Regent Street, with a front yard setback of 3.0 m (9.84 ft.), where a minimum front yard setback of 6.0 m (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



BOV Referral
(3 m front yard
setback)

Site Plan

Galaxie Signs.
Visual solutions since 1983
galaxiesigns.com

5085 Regent St
Burnaby BC
V5C 4H4
Ph 604 291 6011
Fax 604 291 7138

Galaxie Signs
5085 Regent St., Burnaby
House
Date January 8, 2019
Scale

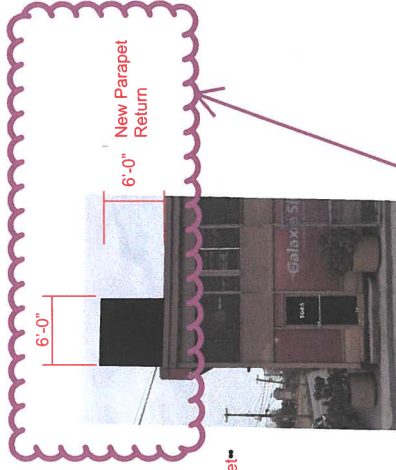
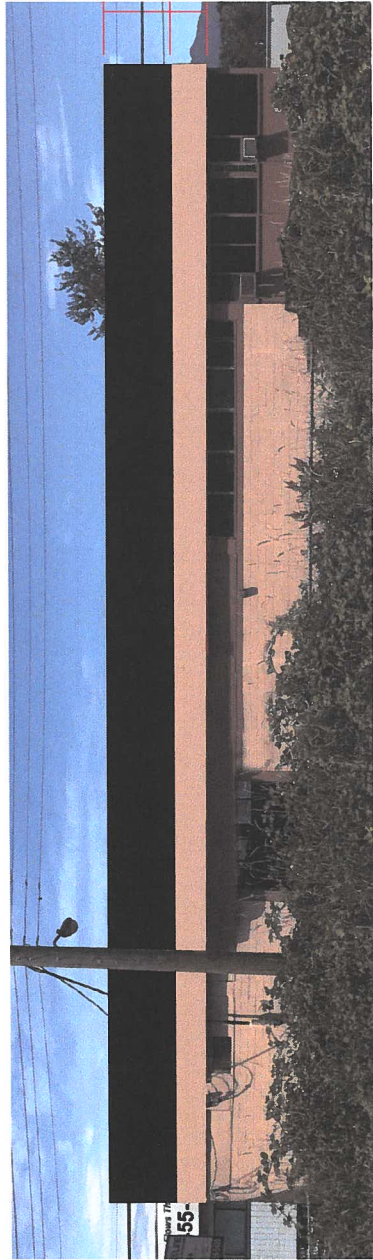
Galaxie Sign R-10
Date 2/2/2008
Scale

CUSTOMER APPROVAL / DATE
LANDLORD APPROVAL / DATE

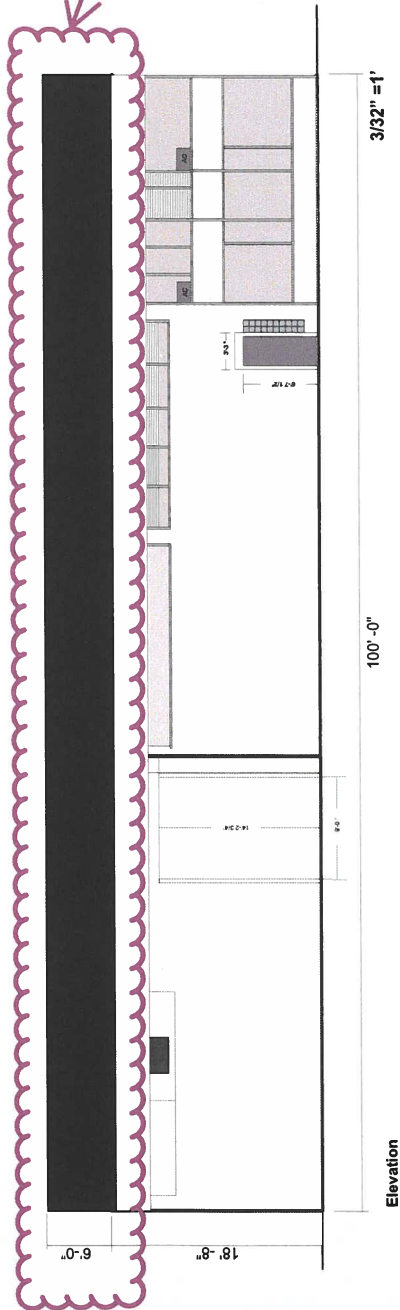
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Date: 2/2/2008
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BOV Referral



Elevation

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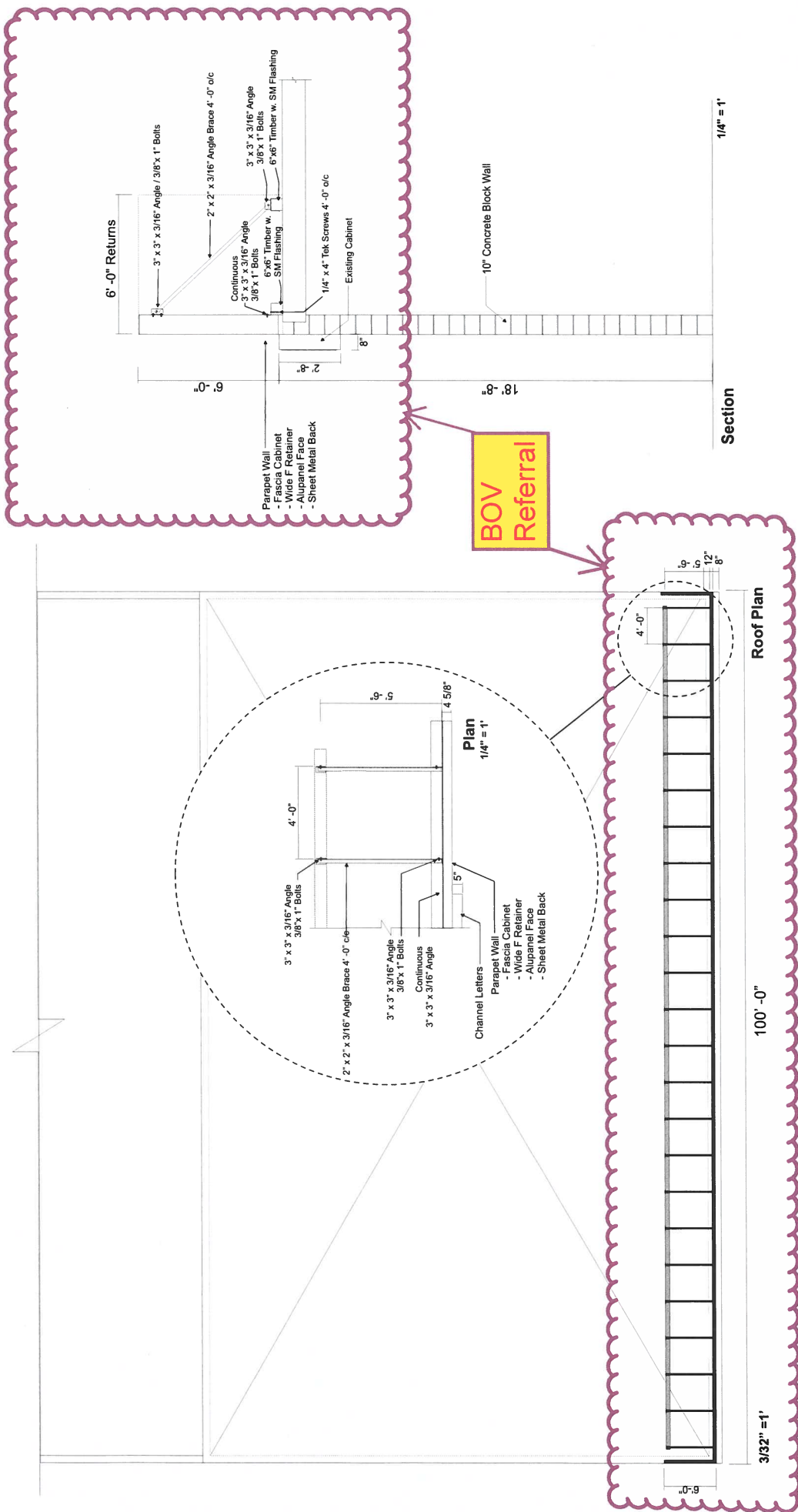
5085 Regent St
Burnaby, BC
V5C 4H4
Ph 604 291 6011
Fax 604 291 7138

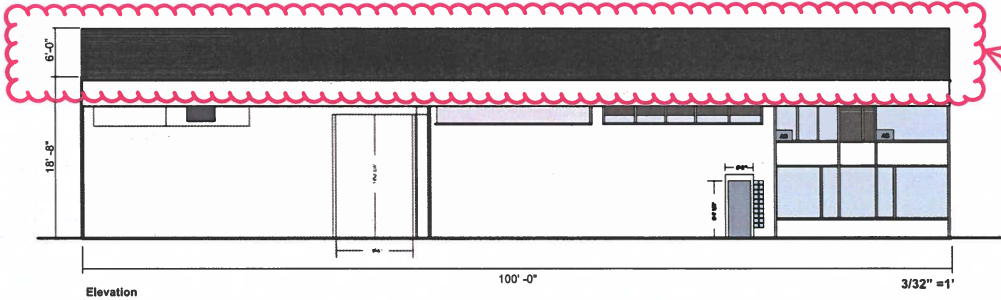
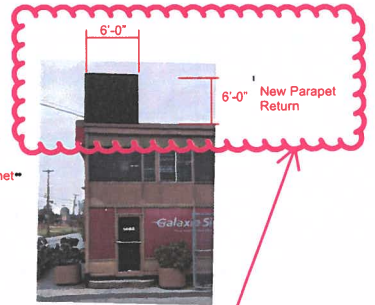
Client: Galaxie Signs
Address: 5085 Regent St., Burnaby
Date: January 6, 2019
House

Scale: 3/32" = 1'
Elev. Name: Galaxie Sign R-10

CUSTOMER APPROVAL DATE
LANDLORD APPROVAL DATE

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BOV
Referral

Galaxie Signs
Visual solutions since 1983
galaxiesigns.com

5085 Regent St
Burnaby, BC
V5C 4H4
Ph 604 291 6011
Fax 604 291 7138

Client
Galaxie Signs
Address
5085 Regent St., Burnaby
Date
Jan
House
January 8, 2019

Scale
1/8" = 1'-0"
Galaxie Sign R-10

CUSTOMER APPROVAL DATE
APPROVED APPROVAL DATE

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CS
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SCALE
size
PAGE
1

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BOV Referral
(3 m front yard
setback)

Site Plan

138.2'

Galaxie Signs
Visual solutions since 1961
galaxiesigns.com

5085 Regent St
Burnaby, BC
V5C 4H4
Ph 604 291 6011
Fax 604 291 7138

Client
Galaxie Signs
Address
5085 Regent St., Burnaby
Site
JMS
House
January 8, 2019

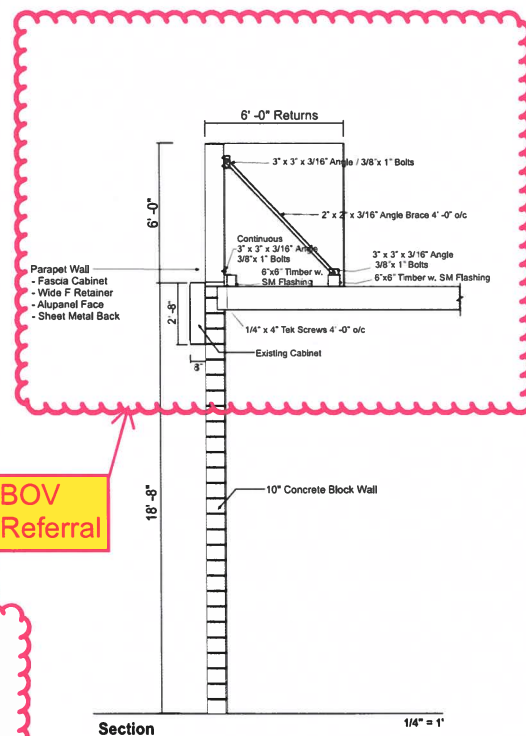
Sub
Ed: JMS
Galaxie Sign R-10

CUSTOMER APPROVAL - DATE
JANUARY 8, 2019

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BOV
Referral

 Visual solutions since 1983 galaxiesigns.com	5085 Regent St Burnaby, BC V5C 4H4 Ph 604 291 6011 Fax 604 291 7138	DATE Galaxie Signs ADDRESS 5085 Regent St, Burnaby Info Fax House January 9, 2019	Scale Enriches Galaxie Sign R-10	CUSTOMER APPROVAL DATE WORKING APPROVAL DATE	NOTE: - The colours used in this presentation may vary slightly from those of the actual finished product. - Depiction of display on network is conceptual and may not necessarily be to scale. - It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.	 CSF US AMS 2264 3
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