



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 WILLIAM BEUKERS - ALAIR HOMES DELTA
Mailing Address 878 57th ST, DELTA, V4L 1Y1
City/Town DELTA. Postal Code _____
Phone Number(s) (H) 236 688 6225 (C) _____
Email bill.beukers@clairhomes.com

Property

Name of Owner ALNESH MOHAN
Civic Address of Property 1135 EASTLAWN DR., 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.

11-1-19.

Date

W. Beukers

Applicant Signature

Office Use Only

Appeal Date 2019 February 07 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

Letter of Hardship - City of Burnaby – Board of Variance.

Address – 1135 Eastlawn Dr. Burnaby – Mohan Residence

To whom it may concern,

I am the Construction Manager for a small residential building company called Alair Homes Delta. We specialise in doing medium to large renovations and new home builds. I am currently working on a Design & Estimation package for one of my clients. I have been asked personally to provide a letter of hardship in addition to my permit application & BOV application.

The project in question is a garage/carport renovation. The proposed construction will include the removal of the existing carport, construction of a new double garage and some surrounding landscaping/gardening. (New concrete slabs, garden beds and fencing).

The proposed garage has been designed to match the house from a construction point of view and a design point of view, almost perfectly. So from a visual perspective this project will be aesthetically pleasing to all those who can view it. The only thing that is holding me back is the close proximity of the proposed garage to the existing house/dwelling.

Page 3 of the Accessory Building Zoning Information Brochure - City of Burnaby – Revised Aug. 2009, states that any accessory building must not be located closer than 14.8 feet to the main house/dwelling. The existing carport is currently located approximately 10 feet from the house, and the proposed double garage will match this distance of 10 feet exactly.

The proposed garage in question has been designed to accurately match the current size of the existing carport so as to not compromise the surrounding areas in size, neighbours views, openness etc. The proposed garage has been designed to fit 2 small-medium sized cars inside plus some minimal storage within an attached side shed.

The lot is currently not wide enough to be able to construct a double garage and keep within the boundaries of the 2009 Accessory Building Bylaws. In addition to this, any design changes for the proposed garage are difficult due to the unusual shape of the lot and abnormal location of side lanes and rear access.

This residence is currently a shared home between a young father and daughter as well as both grandparents of the daughter. There is a genuine need for a new double garage as the existing carport is becoming dilapidated and the current street parking situation is almost impossible.

I have personally approached all the closely surrounding neighbours to explain the situation regarding the proposed garage and have received only positive feedback to myself and the company. I have also provided them with letters from myself including all relevant details of the project and of the current bylaws and zoning status.

I understand that there is a need to comply with all zoning regulations within the City of Burnaby, but as my proposal suggests, we are conforming to all zoning requirements except for one, and this accessory building separation cannot physically be achieved without relocating the main dwelling or removing the garage completely.

I am happy to discuss this proposal further and appear before the Board, members of the public or public hearing if necessary. I am available at any time and I can be reached on the below details.

Sincerely,



Bill Beukers – Construction Project Manager

Alair Homes Delta – 1047869 BC Ltd.

- bill.beukers@alairhomes.com



BOARD OF VARIANCE REFERRAL LETTER

DATE: January 3, 2019			<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: January 15, 2019 for the February 7, 2019 hearing.			
APPLICANT NAME: William Beukers			
APPLICANT ADDRESS: 1114/933 Seymour St., Vancouver, BC V6B 6L6			
TELEPHONE: 1-236-688-6225			
PROJECT			
DESCRIPTION: Addition and alteration to the existing detached carport			
ADDRESS: 1135 Eastlawn Dr.			
LEGAL DESCRIPTION:	LOT: 117	DL: 126	PLAN: 28703

Building Permit application BLD18-00994 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 6.3.1

COMMENTS:

The applicant proposes to enlarge and convert the existing detached carport to a garage for 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 6.3.1 – “Distance between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 14.8 feet to 10.71 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.

AB

Peter Kushnir
Deputy Chief Building Inspector

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OFFICIAL PROVIDER OF THE VANGUARD OF VALUE

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DRAWING REVISIONS



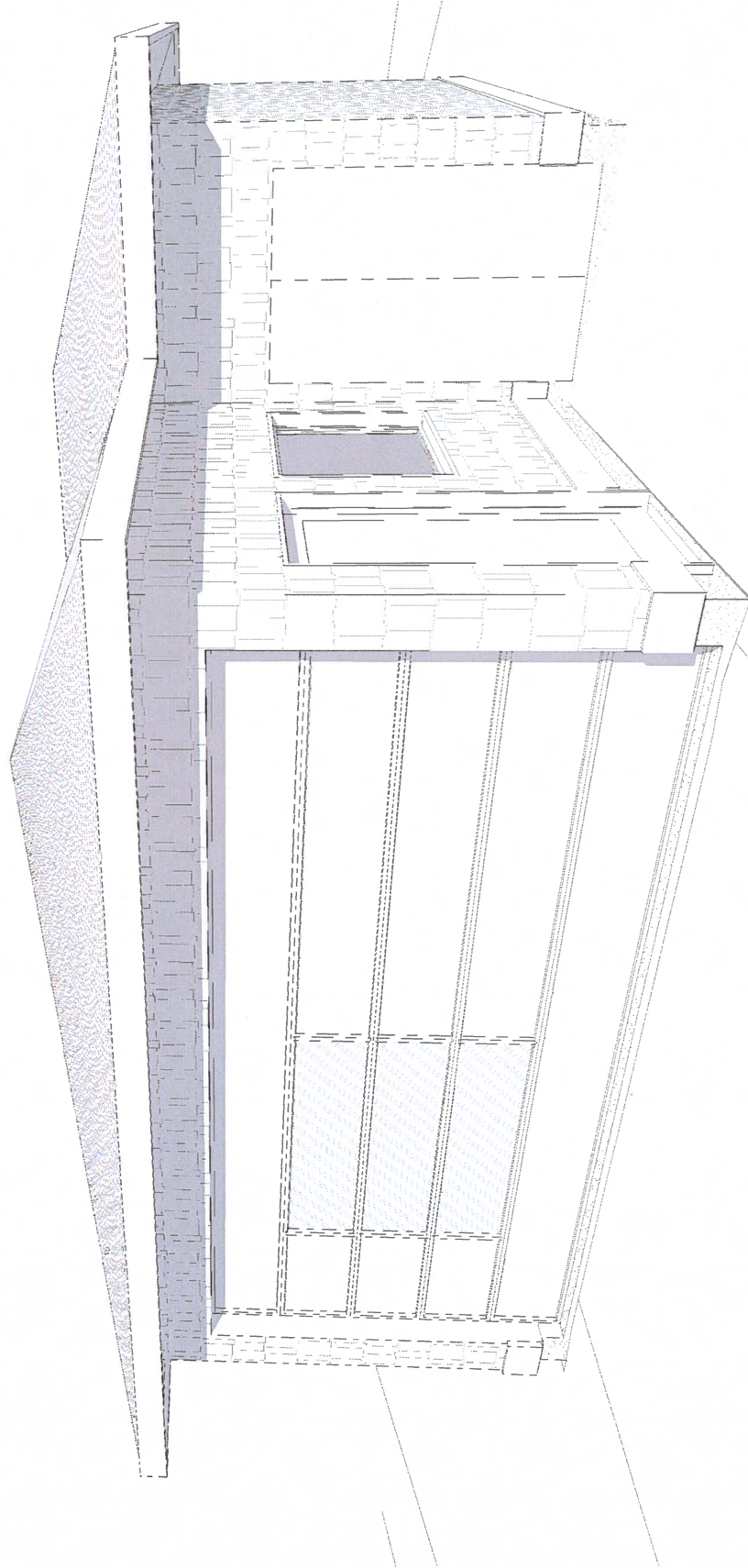
ARCHITECTURAL DRAWINGS COMPLETED BY HILL AND DESIGN • BUILDING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH EACH OTHER, AND DISCREPANCIES FOUND ON ANY DRAWINGS ARE TO BE REPORTED TO THE DESIGNER OR ENGINEER BEFORE COMMENCING WORK.

PROJECT:
EASTLAWN GARAGE
ADDITION
1135 Eastlawn Dr.

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DATE: 10/04/2018	JOB NO. GA-MADELO1
SCALE:	DRAWN BY: M.E.

DRAWING NO. A.0.0



A.1 : SITE PLAN
A.2 : FLOOR PLAN / SECTIONS
A.3 : ELEVATIONS
S.x : STRUCTURAL DETAILS (BY OTHERS)

A.1 : SITE PLAN

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A.2 : FLOOR PLAN / SECTIONS

A.2 : ELEVATIONS

A.3 : ELEVATIONS

S.X : STRUCTURAL DETAILS (BY OTHERS)

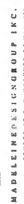
LOT 117, EXCEPT: PARCEL "A" (EXPLANATORY PLAN 29413),
DISTRICT LOT 126, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 28703

ZONING:

ALL STRUCTURAL ASPECTS TO BE DESIGNED BY REGISTERED ENGINEER



ALL STRUCTURAL ASPECTS TO BE DESIGNED BY REGISTERED ENGINEER



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PROJECT:
EASTLAWN GARAGE
ADDITION
1135 Eastlawn Dr.

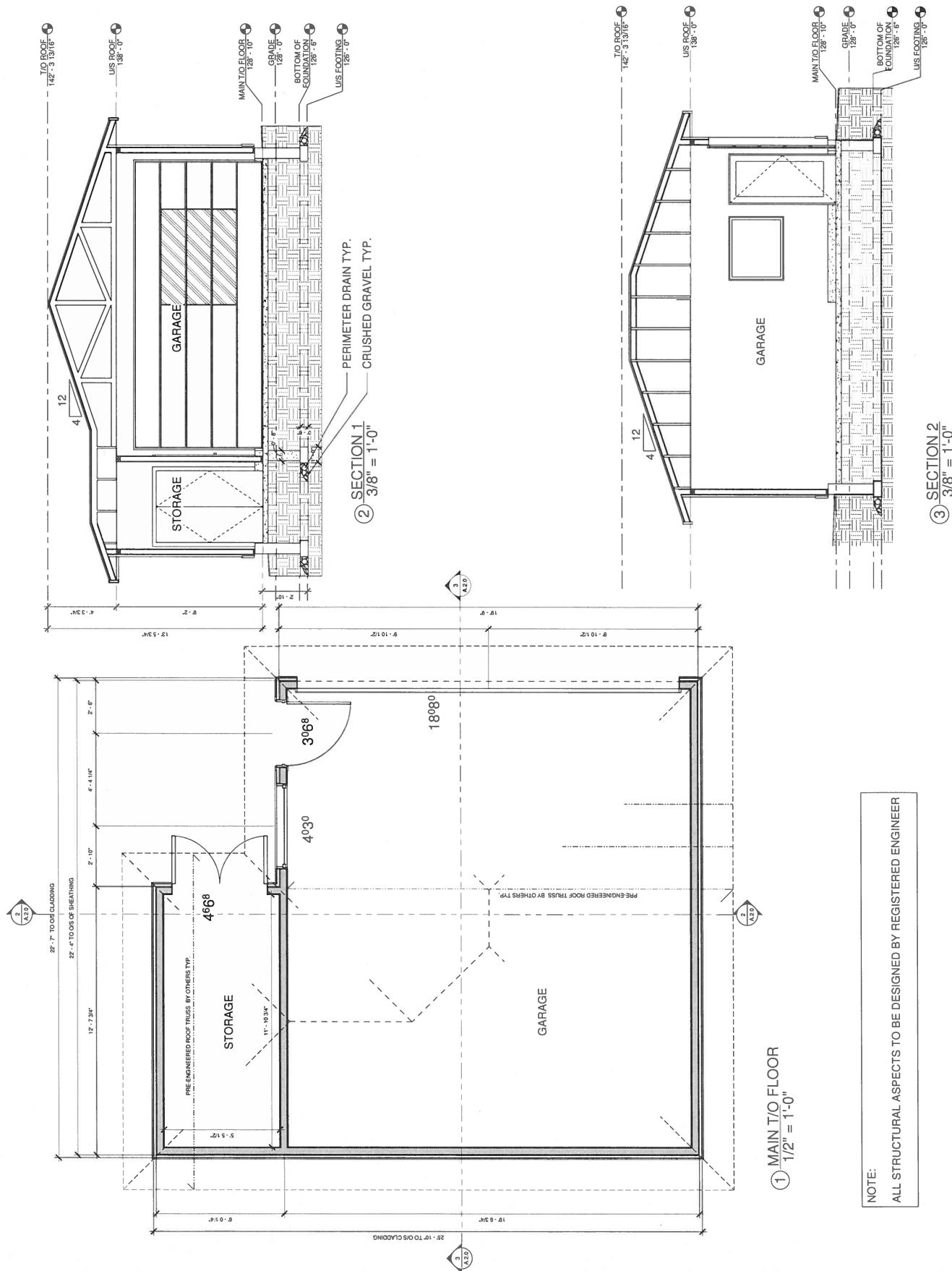
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DATE	JOB NO.
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9242

DATE	DRAWN BY:
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A2.0



NOTE:
ALL STRUCTURAL ASPECTS TO BE DESIGNED BY REGISTERED ENGINEER

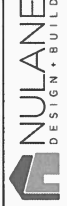


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PROJECT:
EASTLAWN GARAGE
ADDITION
11135 Eastlawn Dr.

DRAWING TITLE

DATE: 10/04/2018

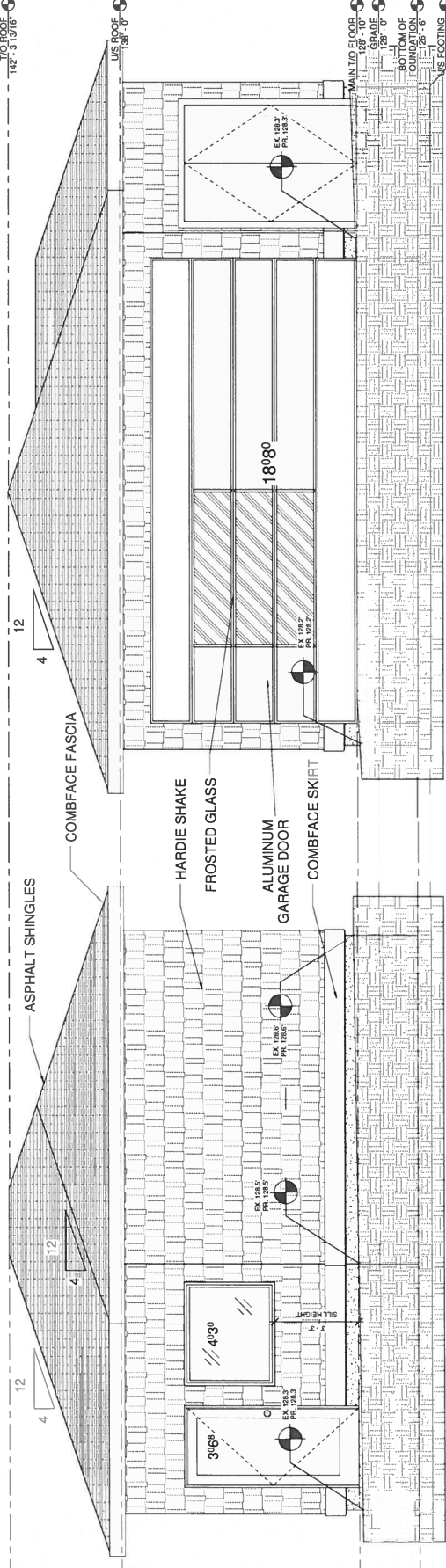
JOB NO: GA-MADEL01

SCALE: 1/2" = 1'-0"

DRAWN BY: M.E.

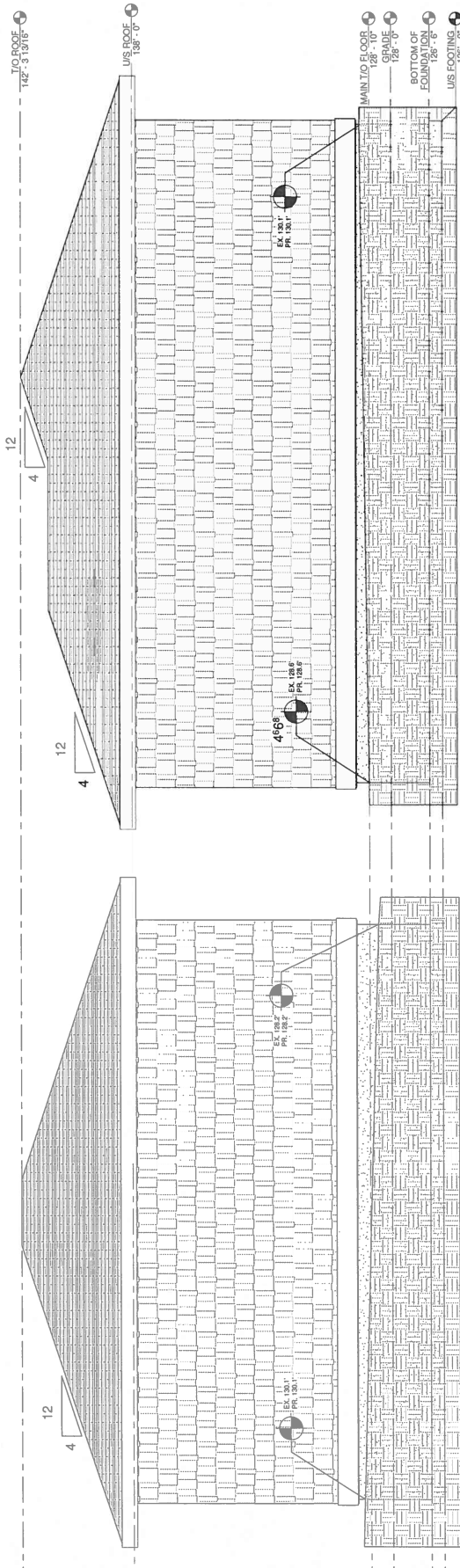
CHECKED BY:

A.3.0



① East
1/2" = 1'-0"

③ North
1/2" = 1'-0"



② West
1/2" = 1'-0"

④ South
1/2" = 1'-0"

NOTE:
ALL STRUCTURAL ASPECTS TO BE DESIGNED BY REGISTERED ENGINEER

**SURVEY PLAN OF LOT 117, EXCEPT: PARCEL "A" (EXPLANATORY PLAN 29413),
DISTRICT LOT 126, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 28703**

1" = 16' - 0" ALL DISTANCES ARE IN FEET

BCCS: 920026
PID: 001-724-657
CIVIC ADDRESS: 1155 EASTLAWN DRIVE, BURNABY, BC
ZONING: R2

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. THIS PLAN SHOWS HORIZONTAL AND VERTICAL DISTANCES UNLESS OTHERWISE SPECIFIED. OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS SHOWN OTHERWISE.
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THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

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THIS PLAN LIES WITHIN GREATER VANCOUVER REGIONAL DISTRICT (CITY OF BURNABY).

NOTES:
ALL TREES HAVE BEEN PLOTTED AS REQUIRED.

DISCLAIMER:
BUILDING SETBACKS ARE MEASURED TO THE OUTERMOST VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

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TREE SPECIES AND DIMENSIONS SHOULD BE VERIFIED BY A QUALIFIED ARBORIST PRIOR TO DESIGN AND PERMIT APPLICATION.

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CERTIFIED CORRECT

ACCORDING TO LAND TITLE & SURVEY AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

EYGENY PETUSHKOV, B.C.S.
JULY 11TH, 2018

